



83 Gardner Road

Formby, Liverpool, L37 8DE

£1,500 Per month



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Entrance Hallway

A welcoming entrance hall finished with wood-effect flooring and neutral décor, providing access to the principal ground floor accommodation. Carpeted staircase rising to the first floor with useful understairs storage cupboard.

Lounge

A bright and spacious reception room enjoying a large front-facing window, allowing for an abundance of natural light. Finished with modern neutral décor, fitted carpet and an attractive feature fireplace creating an ideal family living space.

Kitchen

Fitted with a range of modern wall and base units incorporating contrasting work surfaces and stainless steel extractor canopy. Window overlooking the rear garden and ample space for appliances.

Dining Area

A well-proportioned dining area positioned open plan to the kitchen, with sliding patio doors opening directly onto the rear garden, making it ideal for both everyday living and entertaining.

Landing

A spacious first floor landing providing access to all bedrooms and the family bathroom.

Bedroom One

An exceptionally spacious principal bedroom featuring an extensive range of fitted wardrobes and drawer units, with a large front-facing window providing excellent natural light.

Bedroom Two

Double bedroom, carpet flooring,, with a rear-facing window providing excellent natural light.

Bedroom Three

Double bedroom, carpet flooring,, with a rear-facing window providing excellent natural light.

Bathroom

A modern white suite comprising panelled bath with shower over and glazed screen, pedestal wash hand basin and low-level WC. Finished with fully tiled walls, tiled flooring and chrome heated towel rail.

Gardens

To the front the garden is laid to lawn. to the rear there is a private enclosed garden mainly laid to lawn with fenced boundaries. Door entry access to garage.

Garage & Off Road Parking

To the front there is a driveway providing off-road parking for two cars, leading to a detached garage. Garage has an up and over door.

NB

The washing machine has been left by the previous tenant and can either remain or be removed prior to the commencement of the tenancy. Should it remain, it is left as a goodwill item and will not be repaired, replaced or maintained by the landlord.



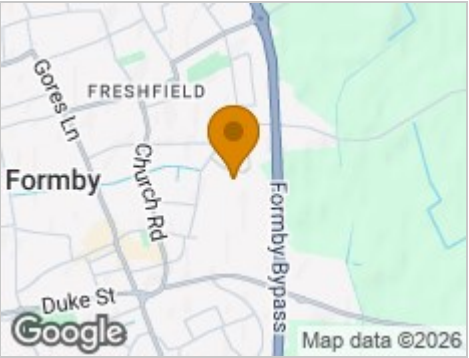
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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