



**KAREN PARKS**  
SALES & LETTINGS



**103 Gardner Road, Liverpool, L37 8DF**

**Offers Over £318,000**

Karen parks sales and lettings are delighted to offer for sale the opportunity to purchase this extremely deceptive, three/four bedroom semi detached property, which has been cleverly extended by the current owners. The house offers plenty of versatile living space making it a perfect family home. The property briefly comprises of: enclosed porch, front lounge, conservatory, lounge-diner, kitchen, utility room and shower room. To the first floor are three bedrooms and family bathroom. There is off road parking to the front of the house and beautifully kept gardens to the rear with a raised patio and BBQ area. The house is located in a quiet spot but still within easy reach of Formby village with all its amenities such as shops, restaurants and cafes. It is also within walking distance of local primary schools making it a perfect family home. Viewing is advised to appreciate the vast space on offer from this house.

## ACCOMMODATION

### Ground Floor

#### Porch

Enclosed porch with windows leading into the property.

#### Lounge-Diner 25'7" x 18'5" (7.81 x 5.62)



The lounge-diner is an excellent size and a great open plan space for entertaining as it leads onto the conservatory. There is a large double glazed bay window to the front of the room, a feature living flame gas fireplace, two radiators and an under stairs storage cupboard. Sliding doors into conservatory.

#### Conservatory 11'1" x 9'4" (3.38 x 2.87)



The conservatory is accessed from the lounge-diner through sliding doors. This is a bright space to sit and enjoy views of the garden and there are doors leading out onto a patio. There is one radiator meaning this space can be also used in the colder months.

#### Utility Room 9'6" x 8'6" (2.90 x 2.60)

The utility room has a window looking out into the garden, built in storage cupboards housing the newly fitted boiler and space for a fridge.

#### Shower Room 7'2" x 5'10" (2.20 x 1.80)



The modern shower room comprises of a large walk in shower with two shower heads, WC, hand wash basin, shelving and a radiator.

#### Kitchen 13'8" x 9'10" (4.18 x 3.0)



The kitchen has a range of wall and base units providing storage. There is space for a large fridge freezer, dishwasher and dryer. There is a sink with draining board and double glazed window above, integrated oven and gas hob, one radiator and a stable style door leading out to the garden.

#### Front Lounge 18'6" x 10'6" (5.65 x 3.22)



The front lounge would be perfect for a playroom for those with children, a home office or even an additional bedroom. There is one double glazed window, a radiator and built in storage cupboards with light up display units.

### First Floor

#### Landing

The landing has one window and a loft hatch.

#### Bedroom 1 12'9" x 10'11" (3.90 x 3.33)



The master bedroom has a row of mirrored fitted sliding wardrobes providing plenty of storage for the room, there is one radiator and double glazed window.

#### Bedroom 2 11'11" x 9'10" (3.64 x 3.0)



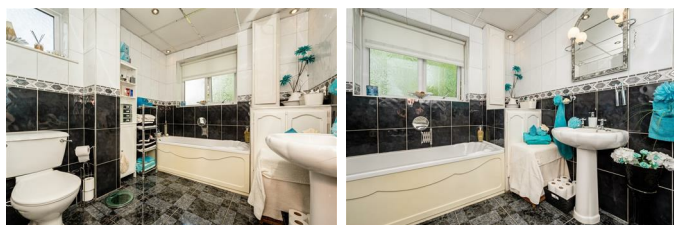
This bedroom has a double glazed window looking out over the garden, a row of fitted sliding wardrobes for storage and one radiator.

### **Bedroom 3 8'6" x 6'6" (2.61 x 2.0)**



The third bedroom has a double glazed window and one radiator.

### **Bathroom 8'7" x 7'7" (2.62 x 2.33)**



The bathroom comprises of a bath, WC, hand wash basin, two double glazed windows and a storage cupboard.

### **Outside**

#### **Front Garden**

The front of the property has a block paved drive providing off road parking, there is also an area laid to lawn which is boarded by bushes and shrubs - giving a real curb appeal to the property.

#### **Rear Garden**



The rear garden has a raised patio area leading out from the conservatory which is the perfect spot for alfresco dining or a morning coffee and also a BBQ area. Next to this is an area laid to lawn with a pond and water feature to the rear of the garden. There are mature trees and bushes giving privacy to the garden and two sheds for storage.

### **Important Information**

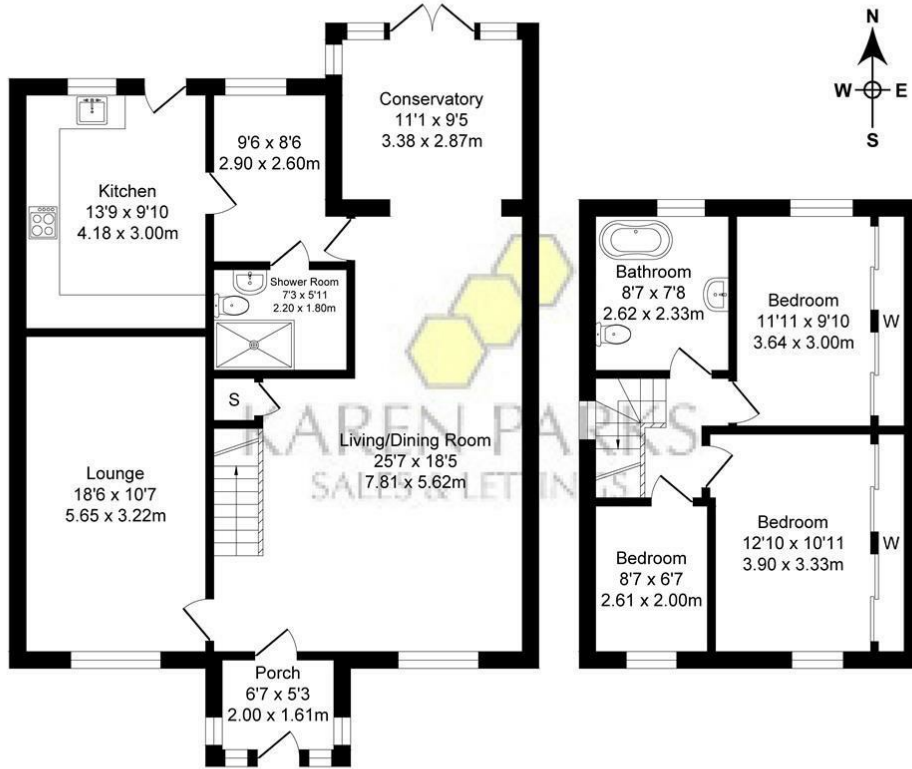
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted

to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

# Floor Plan

## Gardner Road Total Approx. Floor Area 1492 Sq.ft. (138.6 Sq.M.)

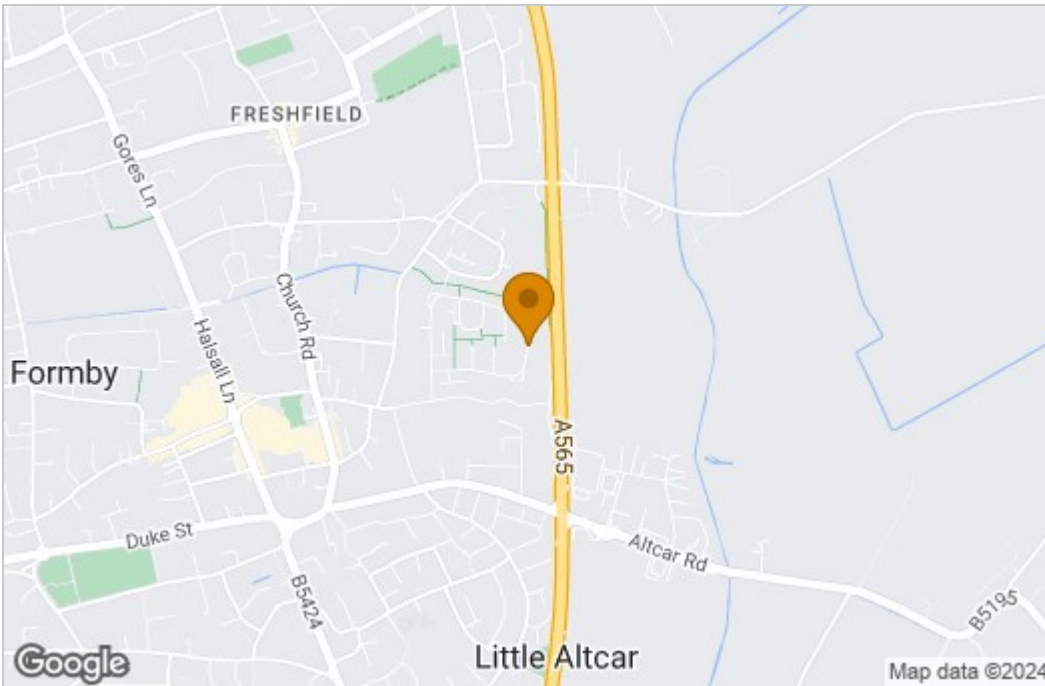
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Ground Floor**  
Approx. Floor Area 1028 Sq.Ft (95.5 Sq.M.)

**First Floor**  
Approx. Floor Area 464 Sq.Ft (43.1 Sq.M.)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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