



KAREN PARKS
SALES & LETTINGS



30 Gardner Road, Liverpool, L37 8DD

£225,000

ARE YOU A LANDLORD/INVESTOR LOOKING FOR YOUR NEXT PROPERTY? Karen Parks Sales and Lettings are pleased to bring to market this three bedroom semi detached property. The house is currently tenanted and therefore would be perfect for a landlord looking to add to their portfolio. The property briefly comprises of: hallway, front lounge, kitchen, reception room/dining room and lean to. To the first floor are two double bedrooms, a single bedroom and family bathroom. There is off road to the front of the house leading down to a garage and gardens to the rear. 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. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Ground Floor

Hallway

Lounge



Kitchen



Dining room/reception room

Lean to

First Floor

Bedroom 1



Bedroom 2



Bedroom 3

Bathroom



Outside

Front Garden

Rear garden



Garage

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

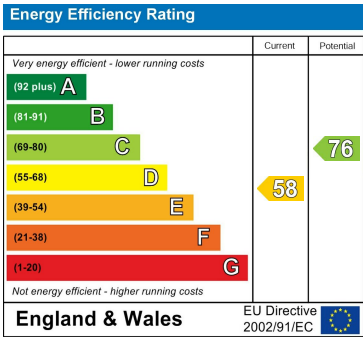


Measurement are approximate
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.