

Hertford Road

Bootle, L20

£105,000




- Two bedroom Semi-detached property
 - Rear soft garden
- Driveway for 2 x cars
 - Centrally heated
 - Double glazed
 - Ground Floor W/C




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		99
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Two bedroom Semi-detached property ideal for first time buyers.

Well presented throughout. This property benefits from double glazing, gas central heating, soft garden and adapted two car driveway.

Hertford Road is also situated close to local amenities and excellent transport links.

Property briefly comprises of:

Ground floor:

Entrance Hall - 12'5" x 3'5"

Downstairs W/C

Kitchen - 12'4" x 7'4"

Lounge - 14'6" x 11'3"

First Floor:

Bedroom One - 14'6" x 8'5"

Bedroom Two - 7'9" x 14'5"

Bathroom - 5'4" x 7'9"

External:

Rear Soft Garden

Front Driveway (Two Cars)

Sellers Comments:

" We bought this as a first time home which it has been fantastic for us. Another great feature of this property is its efficiency on bills!!!"

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