

Gardner Avenue

Bootle, L20

£150,000



- * Three Bedroom Semi-Detached
- * Off Road Parking
- * Loft Conversion
- * Front and Rear Gardens
- * Gas Centrally Heated
- * Double Glazed



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(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		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(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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Three bedroom semi-detached property with extended loft space. Also offers off road parking and is gas centrally heated and double glazed throughout.

Accommodation briefly comprises of;

Ground Floor:

Entrance Hall
Dining Room - 11'7" x 12'9"
Lounge - 11'2" x 13'6"
Kitchen - 9'7" x 7'8"
Sun Room

First Floor:

Bedroom One - 13'8" x 11'2"
Bedroom Two - 12'1" x 11'
Bedroom Three - 8'9" x 8'6"
Bathroom - 7'4" x 8'2"
Loft - 10'2" x 11'

Outside Space:

Front Garden
Rear Garden

Seller's comment:

" Fantastic family home "

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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