

# Oregon Close, Bootle

Bootle, L20

£145,000



## \* Three Bedroom Detached House

- \* Drive
- \* Cul - De - Sac
- \* Canal View
- \* Kitchen / Diner
- \* En - Suite



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</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		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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New build three bedroom detached property. Ideally situated within a cul-de-sac and benefiting from canal views. The property also benefits from a driveway offering off road parking. Property is gas centrally heated and double glazed throughout.

Accommodation briefly comprises of:

Ground floor:

W/C  
 Lounge - 10'8" x 11'6"  
 Kitchen / Diner - 12'0" x 9'9"

First floor:

Bedroom One - en suite - 10'2" x 8'9"  
 Bedroom Two - 8'6" x 8'5"  
 Bedroom Three - 7'6" x 7'3"  
 Bathroom - 5'4" x 5'7"

Exterior:

Rear garden  
 Driveway

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.