

# Kinley Gardens

Bootle, L20

£125,000



- \* Three Bedroom Semi Detached Family Home
- \* Off Street Parking
- \* Double Glazed
- \* Gas Centrally Heated
- \* Modernised Throughout
- \* Garage



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England, Scotland &amp; Wales</b>	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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Three bedroom semi detached family home, available to the market with no chain. The property has been modernised throughout to a high standard! The property benefits from gas central heating and double glazing throughout. The property also has a garage to the rear.

Accommodation briefly comprises of:

Ground floor:

Entrance hall - 5'11" x 12'11"

Open plan lounge/dining room - 6'7" x 17'5"

Kitchen

First floor:

Bedroom one - 10'5" x 9'11"

Bedroom two - 10'5" x 9'5"

Bedroom three - 6'4" x 7'0"

Bathroom - 6'4" x 5'7"

Exterior:

Front & rear gardens

Garage - 10'6" x 17'0"

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.