

Sandiways Avenue

Bootle, L30

£155,000




- * Three Bedroom Extended Semi - Detached
- * Front and Rear Gardens
- * Open Plan Kitchen / Dining Room
- * Gas Centrally Heated
- * Double Glazed
- * Downstairs W/C




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(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 extended semi - detached property. Featuring front and rear gardens, double glazing throughout and gas central heating. Well presented throughout.

Accommodation briefly comprises of:

Ground floor:

Entrance hall - 8'0" x 7'6"

Storage cupboard

Lounge - 19'7" x 10'7"

Open plan kitchen / dining room - 17'3" x 18'4"

Downstairs cloaks

First floor:

Bedroom one - 10'8" x 10'4"

Bedroom two - 11'0" x 10'2"

Bedroom three - 7'2" x 7'7"

Bathroom - 7'1" x 7'5"

Exterior:

Paved driveway

Rear garden

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.