

# Linden Avenue

Bootle, L30

£165,000




- \* Three Bedroom Semi Detached House
- \* Four Piece En Suite Bathroom
- \* Summer House
- \* Extended
- \* Gas Centrally Heated
- \* Double Glazed




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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>		80
(55-68) <b>D</b>	69	
(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>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

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Extended three bedroom semi detached house complete with annex currently utilized as a home gym. Property also benefits from double glazing throughout, multiple vehicle driveway for off road parking and en suite to master bedroom.

Accommodation briefly comprises of:

Ground floor:

Hall - Double glazed window, & radiator

Lounge - Double glazed window, limestone fireplace, radiator, amtico floor - 18'11" x 10'5"

Office - 12'4" x 8'10"

Kitchen / diner - Double glazed window and door to rear, fitted with wall and base units, stainless steel sink and drainer with one and half bowl & breakfast bar

First floor:

Bedroom one - Two double glazed windows, fitted wardrobe, radiator & loft access

En suite - 11'0" x 9'0"

Bedroom two - Double glazed window, radiator & fitted wardrobe

Bedroom three - 10'6" x 9'2"

Bathroom - Double glazed window, WC, wash hand basin, bath with mixer taps, shower & radiator

Exterior:

Summer house - Two double glazed windows, electric heater, power and light

Rear garden - paved area

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.