

Roberts Drive
Bootle, L20

Freehold
£335,000

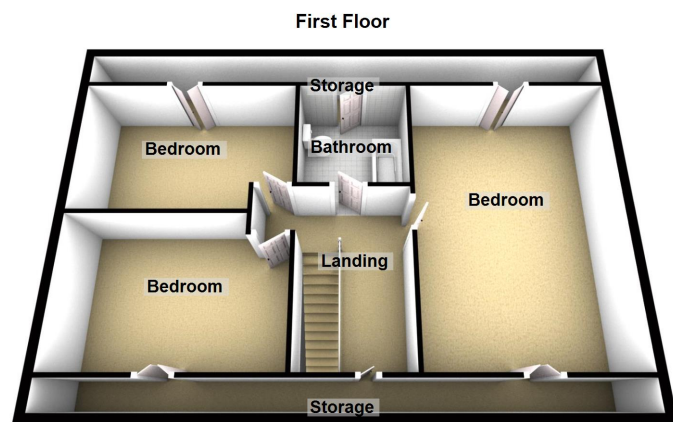
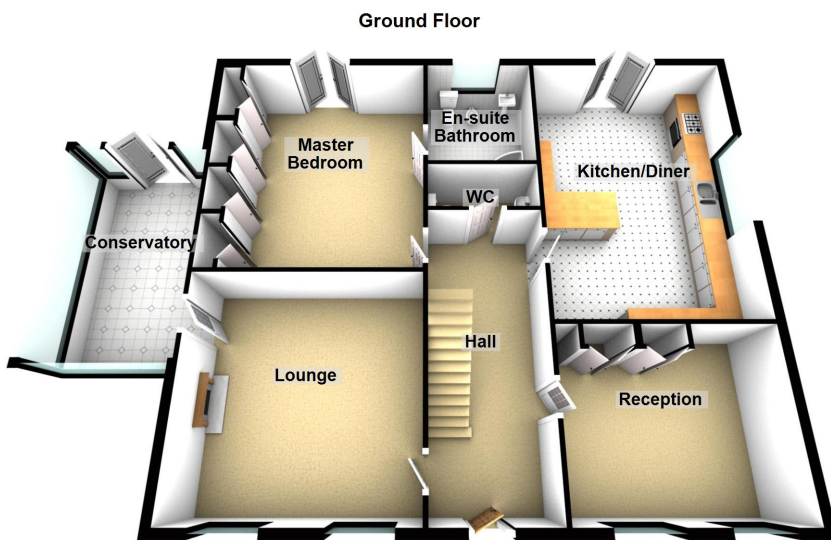


- * PRIVATE ROAD
- * FOUR BEDROOM DETACHED
- * GATED ENTRANCE
- * WELL PRESENTED
- * 360 GARDENS
- * GAS CENTRAL HEATED



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Roberts Drive, Liverpool

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(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	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Four bedroom detached property available to the market. Well presented throughout this detached family home is ideally situated in L30 with excellent transport links and easy access to the M57/M58.

Modern finish throughout this property benefits from 360' gardens and paved driveway area to the front aspect.

Property comprises of;

Ground Floor
 Entrance Hall
 Lounge
 W/C
 Reception Room
 Dining Room
 Kitchen
 Third reception Room (Currently utilized as office)

First Floor
 Bedroom One
 Bedroom two
 Bedroom Three
 Bedroom Four
 Bathroom

Exterior:
 Gated Private access Road
 360 Gardens
 Detached Double Garage

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