

Bedford Road  
Bootle, L20

Freehold  
£110,000




- \* FIVE BEDROOMS
- \* NO CHAIN
- \* OVER 3 FLOORS
- \* DOUBLE GLAZING
- \* GAS CENTRAL HEATING




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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>		74
(55-68) <b>D</b>	55	
(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>		66
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(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 		

Five Bedroom Mid Terrace Property available to the market with NO CHAIN!

Situated in Bootle with excellent local amenities, transport links and access links to Liverpool City Centre.

With 3 floors and 5 bedrooms this property also benefits from open plan reception room, front & rear yards and partial double glazing.

Property comprises of;

#### Ground Floor

Entrance Hall 18'7" x 6'7"  
 Open Plan Lounge Dining Area 25'4" x 11'2"  
 Kitchen 15'6" x 12'4"  
 Bathroom 8'7" x 9'7"  
 Access to rear Yard

#### First Floor

Bedroom One 11'5" x 10'3"  
 Bedroom Two 14'7" x 11'2"  
 Bedroom Three 10'4" x 9'7"  
 Bathroom

#### Second Floor

Bedroom Four 13'3" x 12'1"  
 Bedroom Five 15'3" x 11'2"

#### Exterior:

On Street Parking & Front & Rear Yard

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.

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