

Westfields Drive
Bootle, L20

Leasehold
£245,000



- * FOUR BEDROOM DETACHED PROPERTY
- * NO CHAIN
- * TWO EN-SUITES
- * WALK IN WARDROBE
- * CONSERVATORY
- * DETACHED GARAGE & DRIVE



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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		
(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 with No Chain!

This Detached Property, benefits from off road parking with detached garage for multiple vehicles, conservatory, double glazing throughout and gas central heating.

Westfield Drive is located just 1.5 miles from Aintree Racecourse which hosts world-famous international events including horse racing and live music concerts.

Just two miles from home, residents can enjoy the Rimrose Valley Country Park which features its own nature reserve, along with the picturesque Walton Hall Park which comprises 130 acres of green space.

Nearby Liverpool city centre holds bountiful entertainment opportunities with regular cultural events, an unrivalled musical heritage and stunning architecture to be admired.

Transport connections from the development are excellent with the M57 and M58 motorways which can be reached in 2.5 miles, while Liverpool city centre is just 20 minutes away via the A5038.

For travel by train, Orrell Park train station is just a mile from Westfield Drive and provides regular services to Liverpool and Ormskirk.

Families of all ages will benefit from close proximity to a number of highly-rated local schools, covering primary through to further education.

Property comprises of;

Front Porch
 Entrance Hall 16'8" X 3'5"
 Home Office 8'1" X 8'7"
 Lounge 15'3" X 9'5"
 Open Plan Kitchen Dining Room 21'5" X 8'7"
 Conservatory 12'7" X 9'7"
 Downstairs WC 8'8" X 6'4"

1st Floor
 Bedroom One with Walk In Wardrobe & En-Suite 11'4" X 12'9"
 Bedroom Two 11'4" X 12'9"
 Bedroom Three 8'8" X 9'3"

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Bathroom 8'8" X 6'4"

2nd Floor

Bedroom Four with En-Suite 12'6" X 13'5"

External

Well Maintained Gardens & Detached Garage

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.