





- * Three Bedroom Detached House
- * Well Presented Throughout
 - * Front & Rear Gardens
 - * Open Plan Kitchen / Diner
 - * Driveway
- * Double Glazed & Gas Centrally Heated





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	81	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	84	85
(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 		

Three bedroom freehold detached house with canal side location situated on a private road, available to the market
 Located within 0.5 miles to Hugh Baird college, Bootle Oriel Road train station as well as other amenities such as shops and bars.

The property is well presented throughout and benefits externally from gardens to the rear (with a raised, decked patio area). And to the front, off road parking and aesthetic views over the canal.

Property Comprises of:

GROUND FLOOR:

Entrance Hall
 Lounge
 Kitchen/Diner - Open Plan - French Doors leading to Garden

FIRST FLOOR

Landing
 Bedroom One - en-suite with walk in shower
 Bedroom Two
 Bedroom Three
 Bathroom

EXTERIOR:

Front Garden and Driveway
 Rear Garden - Raised decked area, lawned garden, flagged patio and wood panelled fence.

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.