

Leicester Road  
Bootle, L20

Freehold  
£125,000



- Three bedroom End Townhouse
- Garage
- Front and rear gardens
- Driveway
- 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	82
England, Scotland & Wales 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>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	67	83
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom end townhouse situated in Bootle, L20 with excellent local amenities, transport links and access links to Liverpool City Centre. This property benefits from having a garage, gardens and off street parking. Leicester Road is also centrally heated, double glazed and is 0.7 miles from the nearest train station.

Accommodation comprises of:

#### Ground Floor:

Entrance Hall - Door to garage and double doors to lounge  
 W/C - Storage space and plumbed for automatic washing machine  
 Lounge - 6.01m x 3.36m - Double glazed patio doors leading to garden  
 Kitchen/Diner - 5.01m x 2.12m - Double glazed window and door leading into garden

#### First Floor:

Landing  
 Bedroom One - 5.08m x 2.56m - Double glazed window to front  
 Bedroom Two - 4.02m x 3.37m - Double glazed window to rear  
 Bedroom Three - 4.04m x 2.06m - Double glazed window to rear  
 Modern Bathroom - Walk in shower unit.

#### Exterior:

Front Garden - Paved garden area and drive to front leading to garage  
 Rear Garden - Paved utility area to side with timber fencing and shed and flagged patio area  
 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.