

- Three bedroom End Townhouse
 - Garage
 - Front and rear gardens
 - Driveway
 - Centrally Heated
 - Double Glazed





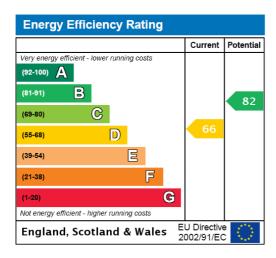


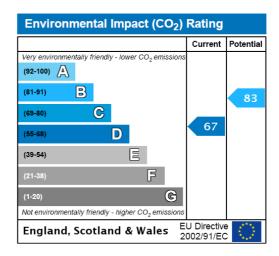
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Three bedroom end townhouse situated in Bootle, L20 with excellent local amenities, transport links and access links to Liverpool City Centre. This property benefits from having a garage, gardens and off street parking. Leicester Road is also centrally 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 - $5.08m \times 2.56m$ - Double glazed window to front Bedroom Two - $4.02m \times 3.37m$ - Double glazed window to rear Bedroom Three - $4.04m \times 2.06m$ - 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.

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