

Reeds Rains

The Estate Agent

www.reedsrains.co.uk



Southport Road, Bootle, Merseyside

Price £165,000

Walton Vale
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Description

We offer for sale this semi detached property with accommodation comprising of hall, two separate reception rooms, morning room, kitchen, to the first floor there are three bedrooms and bathroom. To the outside of the property there are front and rear gardens and a garage. The property benefits from a central heating system and double glazing and is being offered with NO CHAIN INVOLVED. Viewings recommended.

Hall

Double glazed window, radiator, stairs to first floor.

Front Lounge 14'5" (max) x 11'10" (max)

Double glazed window, radiator, laminate flooring.

Rear Lounge 18'4" (max) x 11'11" (max)

Double glazed patio doors leading onto rear garden, radiator, laminate flooring.

Morning Room 10'5" (min) x 10'2" (max)

Double glazed window, radiator, laminate flooring.

Kitchen 9'9" x 7'7"

Double glazed window, high and low level units, rolled edged worktops incorporating bowl and a half sink unit with mixer tap over, hob, oven and extractor, integrated fridge freezer, tiling to walls and floor.

Landing

Double glazed window.

Front Bedroom 1 14'6" (max) x 10'9" (min)

Double glazed window, radiator.

Front Bedroom 2 11'9" (max) x 7'9"

Double glazed window, radiator.

Rear Bedroom 3 14'6" x 11'11" (max)

Double glazed window, radiator.

Bathroom 7'8" (max) x 7'3"

Double glazed window, radiator, panelled bath, pedestal wash hand basin, shower cubicle.

Separate W.c.

Double glazed window, radiator, w.c., tiling to walls.

Front Garden

Rear Garden

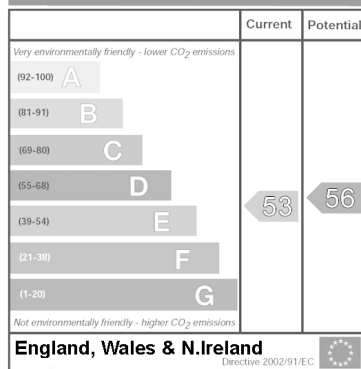
Laid to lawn with decking area.

Garage

Directions

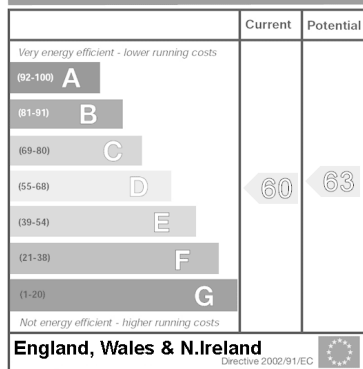
From Walton Vale branch turn left onto Rice Lane, right into Hornby Road, left into Southport Road to where property can be found on right hand side located by our For Sale Board.

Environmental (CO₂) Impact Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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