

# Leicester Road, Bootle, L20 9BR
# £115,000

Grosvenor Waterford are delighted to offer to the market this three bedroom mid-terrace house located on Leicester Road in Bootle. The well presented accommodation briefly comprises; vestibule, hall, living room, family room and spacious dining kitchen. To the first floor there are three bedrooms and a shower room. Outside there is a walled courtyard. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this house presents a great opportunity for both first-time buyers and investors alike. An early viewing is recommended to appreciate this ideal family home.







**Vestibule**
uPVC front door, laminate flooring

**Hall**
radiator, laminate flooring, stairs to first floor

**Living Room**
14'10" x 10'9" (4.54m x 3.29m)
uPVC double glazed bay window to front aspect, hole in the wall gas fire, radiator, laminate flooring, open to family room

**Family Room**
12'9" x 10'9" (3.89m x 3.28m)
uPVC double glazed window to rear aspect, hole in the wall gas fire, radiator, laminate flooring

**Dining Kitchen**
16'2" x 8'11" (4.93m x 2.73m)
dining space with a fitted kitchen comprising wall and base cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, radiator, understairs pantry cupboard, uPVC double glazed windows to side and rear aspects, uPVC door to rear courtyard

**First Floor**

**Landing**
laminate flooring, access to loft space

**Bedroom 1**
13'11" x 15'1" (4.26m x 4.60m)
uPVC double glazed bay window to front aspect, radiator

**Bedroom 2**
12'7" x 8'9" (3.85m x 2.67m)
uPVC double glazed window to rear aspect, radiator, laminate flooring

**Bedroom 3**
10'6" x 8'11" (3.21m x 2.73m)
uPVC double glazed window to rear aspect, radiator, laminate flooring, built in wardrobes

**Shower Room**
5'2" x 5'8" (1.60m x 1.74m)
white suite comprising; shower cubicle, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to side aspect

**Outside**

**Rear Courtyard**
walled paved rear with gated access to rear alleyway

**Front**
walled front with wrought iron railings and gate

**Additional Information**
Tenure : Leasehold
Council Tax Band : A
Local Authority : Sefton

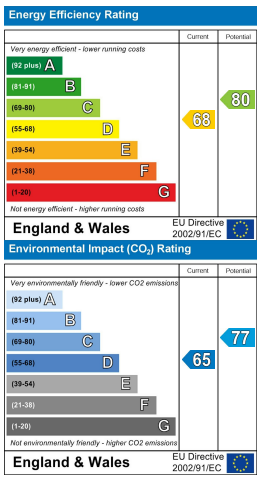
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The Property Ombudsman