



49 Sherborne Avenue, Bootle, L30 5RE

£900 PCM

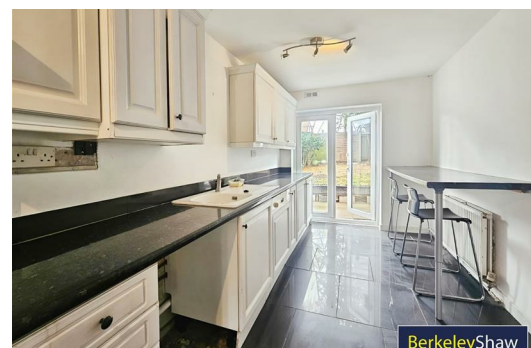
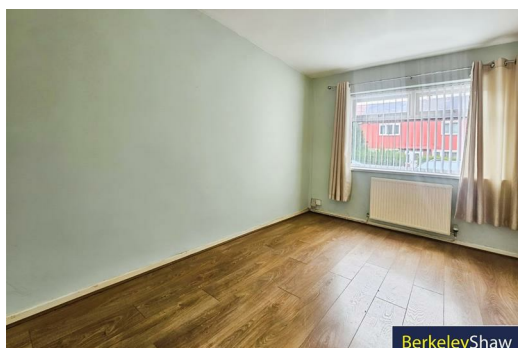
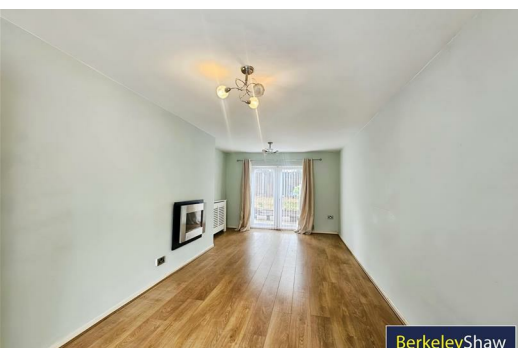
Introducing this well-presented semi-detached property, available to let and ideally suited to families. Located in a desirable area with convenient access to public transport links, reputable nearby schools, and a range of local amenities, this home offers both comfort and practicality.

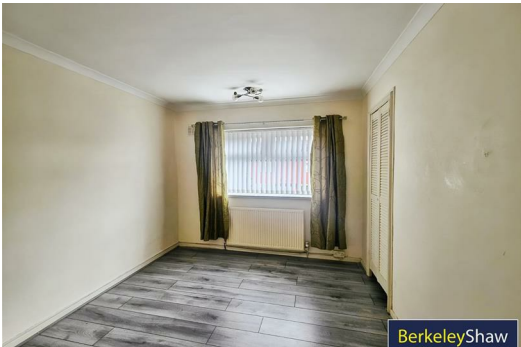
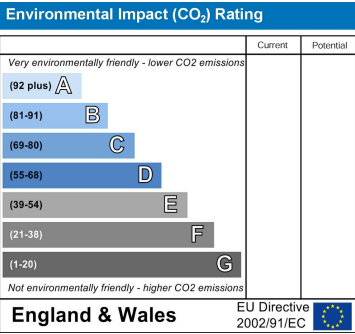
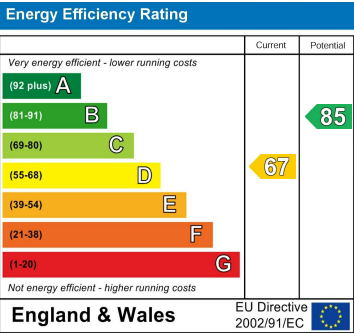
The property is offered in good condition throughout. Upon entering, you are greeted by a spacious open-plan reception room that provides a welcoming environment for both relaxing and entertaining. This room also offers direct access to the garden, creating a seamless extension of the living space—perfect for family gatherings and enjoying outdoor moments.

The property features a kitchen filled with natural light and complemented by a practical breakfast area, making it the ideal spot for morning routines or casual dining. A fridge freezer, washing machine and oven are not included.

Accommodation comprises three bedrooms. The primary bedroom is a sizeable double with built-in wardrobes, maximising storage space. The second bedroom is also a comfortable double, while the third makes an ideal single room, suitable for a child or as a home office.

Additional benefits include an EPC rating of D and a council tax band A, making this home an efficient and cost-effective choice.





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