## BerkeleyShaw REAL ESTATE



## 11 Richmond Crescent, Bootle, L30 6YE

£280,000

This immaculate detached house, built in 1997 in L30 near Copy Lane offers a ready made home for you to move into. With three spacious bedrooms and two well-appointed bathrooms, this home is ideal for families seeking both space and style.

One of the standout features of this property is the stunning, NEW kitchen, which serves as the heart of the home. It is designed to impress, providing ample space for cooking and entertaining with its breakfast bar area.

The large conservatory adds to the charm, creating a bright and airy atmosphere that is perfect for relaxation or family gatherings.

The property also boasts a double garage, presenting potential for additional storage or even a workshop, catering to various needs. The location is particularly appealing, as it falls within the catchment area for St

Oswald's School, making it an excellent choice for families with children.

Richmond Crescent is a peaceful and friendly neighbourhood, offering a sense of community while being conveniently close to local amenities and transport links. This home is not just a property; it is a lifestyle choice, providing a wonderful environment for both relaxation and family life.

In summary, this extended, immaculate home in Bootle is a rare find, combining modern features with a prime location. It is a must-see for anyone looking to settle in a welcoming community.







Hall

**Sitting Room** 

16'8" x 11'7" (5.10 x 3.54)

Kitchen/Dining Room

16'8" x 12'5" (5.10 x 3.81)

Conservatory

24'4" x 12'8" (7.44 x 3.88)

Garage

17'3" x 16'3" (5.28 x 4.96)

Landing

Bedroom 1

11'7" x 10'8" (3.54 x 3.27)

**Ensuite** 

Bedroom 2

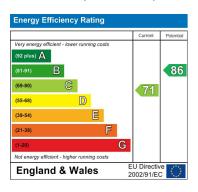
10'5" x 8'3" (3.20 x 2.54)

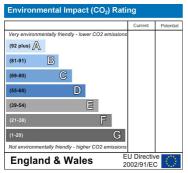
Bedroom 3

9'1" x 8'0" (2.77 x 2.46)

**Bathroom** 

9'1" x 5'10" (2.78 x 1.79)







Whitst every attempt has been made to ensure the accuracy of the flooplan contained here, measurements of doors, windows, soons and any other tiens are approximate and no responsibility is saken for any error, onession or mis-statement. This plan is for flustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.











