



BerkeleyShaw

22 Bridge Lane, Bootle, L30 3SW

Asking Price £170,000

A well-presented three-bedroom semi-detached home set on a generous corner plot, complete with a large garage featuring a mechanic's inspection pit. The property offers gardens to the front, side and rear, providing plenty of outdoor space.

Inside, the dining kitchen runs the full length of the house, offering excellent room for everyday family use. The lounge-dining room benefits from sliding patio doors that open directly onto the sunny rear garden, along with a focal gas living-flame fireplace that adds warmth and character. Upstairs is a modern bathroom, two double bedrooms and a well-proportioned single bedroom.

This property is ideal for first-time buyers, home mechanics seeking a practical workspace, and investors looking for an attractive yield in a popular and convenient area.

LEASEHOLD
Ground Rent £10 per Annum
999 years
Start 03/12/1968
Expires 03/12/2967
968 Years Remaining



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Hall

Lounge

23'8" x 10'9" (7.23 x 3.30)

Focal gas living flame fireplace, sliding patio doors

Kitchen/Diner

19'4" x 7'11" (5.90 x 2.42)

Bedroom 1

12'10" x 9'7" (3.92 x 2.93)

DOUBLE - window to the front aspect, wood effect laminate flooring.

Bedroom 2

10'10" x 10'9" (3.31 x 3.30)

DOUBLE - Window to the rear aspect.

Bedroom 3

12'10" x 6'0" (3.92 x 1.85)

SINGLE - Window to the front aspect, wood effect laminate flooring.

Bathroom

8'0" x 7'11" (2.44 x 2.42)

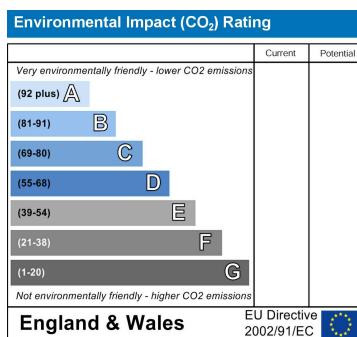
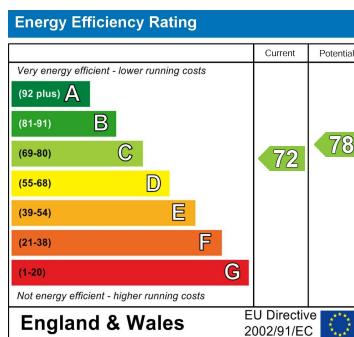
Garage

15'8" x 15'3" (4.79 x 4.65)

Wider at one end than a single garage with Mechanics Inspection Pit, ideal for those wanting to work on vehicles.



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. No responsibility is accepted for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by prospective purchasers. These plans are not to scale and have been plotted as accurately as to their operability or efficiency can be given.



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