



EASTAIRSTAVILLE  
ESTATE AGENTS



# Linden Avenue, Bootle

£180,000

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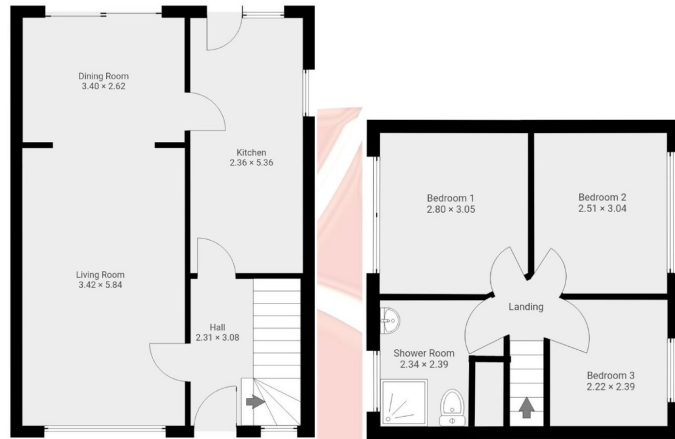


- Three Bedroom Semi Detached
- Spacious Kitchen
- Generous Rear Garden
- No Chain
- Council Tax Band B
- Spacious Lounge
- Modern Shower Room
- Off Road Parking
- EPC Pending





EXTENDED THREE BEDROOM SEMI DETACHED HOUSE, EXTENSION TO REAR, GENEROUS SOUTH FACING REAR GARDEN, SOLD WITH NO CHAIN. Alastair Saville are delighted to offer for sale this extended property which has been within the family for many years, this property has been well maintained yet has so much potential. This three bedroom semi detached house situated on this popular residential road close by to local amenities and transport links. Internally the property briefly comprises: entrance hall, spacious lounge open to extended dining room, extended kitchen and to the first floor there are three bedrooms and a modern shower room. To the outside of the property there is a very private, sunny south facing garden to the rear whilst the front is paved for off road parking.



10 Linden Avenue, L30 3SB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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