



## 16 Librex Close

, Bootle, L20 6GG

**Offers in the region of £165,000**



**\*\* NO CHAIN \*\***

This immaculate family residence is nestled in a tranquil and highly sought-after cul-de-sac. It provides effortless access to Liverpool City Centre and the North West's motorway network, catering perfectly to commuters and families.

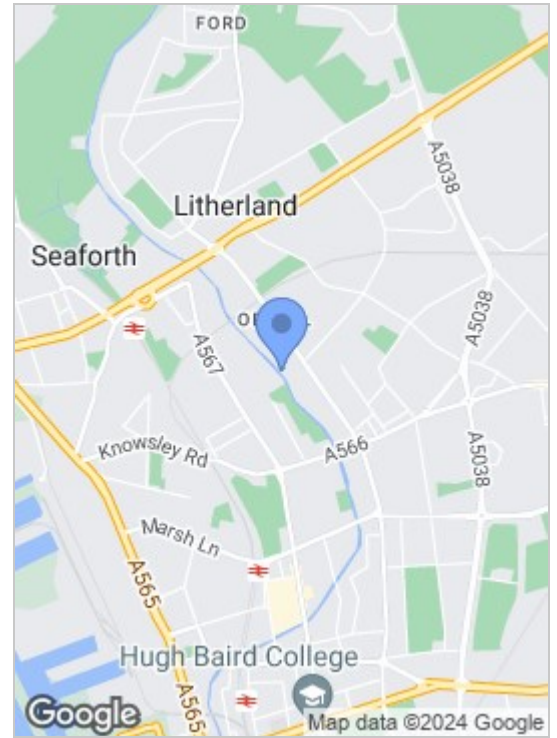
The ground floor features an entrance hall, a cozy lounge, dining/kitchen area plus a convenient cloakroom/WC. Ascending to the first floor, you'll find three well-appointed bedrooms, including the main bedroom with its own en-suite, alongside a family bathroom. The property is equipped with double glazing and central heating throughout.

Externally, the residence offers a driveway and well maintained garden to the rear, providing an ideal outdoor retreat.

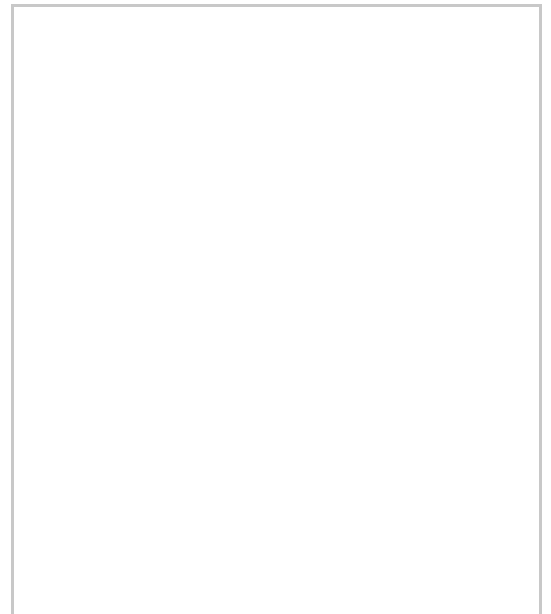
Viewings are highly recommended



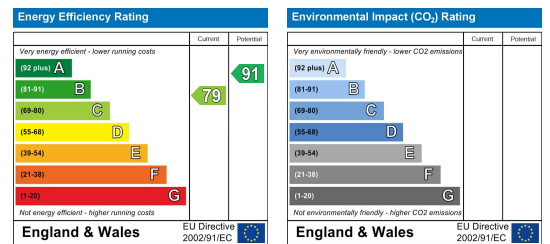
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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