



## 33 Seaview Road

, Bootle, L20 4DS

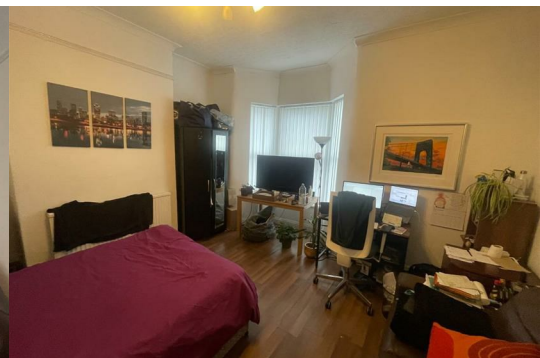
**£110,000**



Welcome to Seaview Road, Bootle - a charming terraced house that presents an ideal investment opportunity for those looking to make a smart property move. This delightful property boasts 2 reception rooms, 2 cosy bedrooms, and a convenient bathroom, making it a perfect space for a small family or professionals seeking a comfortable living environment.

Situated close to Liverpool city centre, this home offers easy access to all the amenities, entertainment, and career opportunities the vibrant city has to offer. The absence of an onward chain means a hassle-free buying process, allowing you to make this property your own without any delays.

Additionally, the proximity to good local schools makes this house an excellent choice for families with young children, ensuring that education is always within reach. Whether you're looking to settle down or seeking a lucrative investment, this property on Seaview Road is a fantastic opportunity not to be missed.



## HALLWAY

UPVC double glazed entrance door, radiator. wood effect flooring, radiator.

## LOUNGE 12'0" x 10'7" (3.67 x 3.23)

UPVC double glazed bay window, wood effect flooring

## DINING ROOM 12'0" x 10'8" (3.66 x 3.27)

window, wood effect flooring.

## KITCHEN 9'5" x 9'1" (2.88 x 2.77)

Range of units comprising of worktops inset with stainless steel sink unit with splash backs. Space for cooker, fridge/freezer and plumbing for washing machine. Door and window to side, door leading to cellars.

## LANDING

Loft access.

## BEDROOM 1 14'2" x 12'8" (4.33 x 3.88)

Double glazed bay window.

## BEDROOM 2 13'0" x 9'9" (3.98 x 2.98)

window, cupboard housing gas central heating boiler.

## BATHROOM

white suite comprising of panel bath, low level WC, wash hand basin. Tiled walls, window.

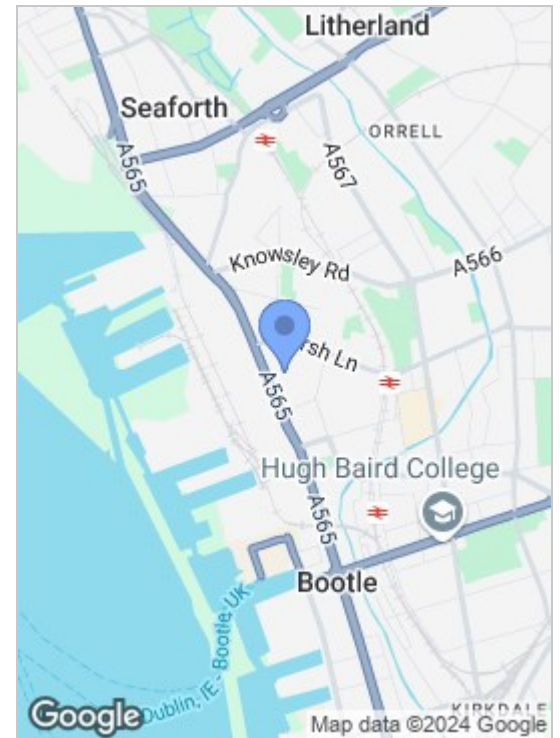
## CELLAR

Full head height cellar used for storage.

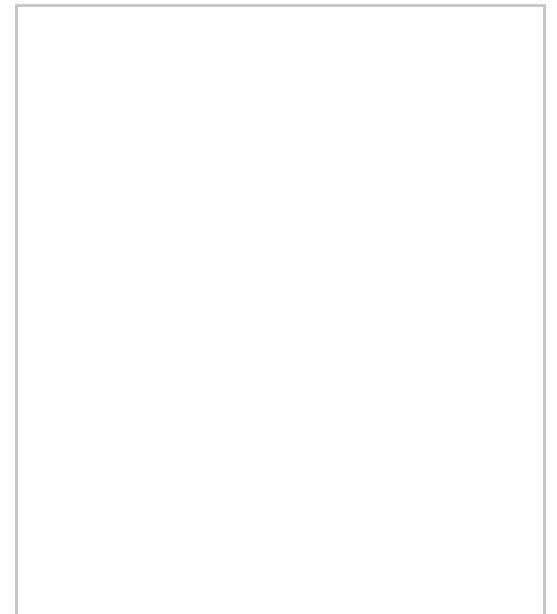
## GARDEN

Walled rear courtyard offering sunny aspect.

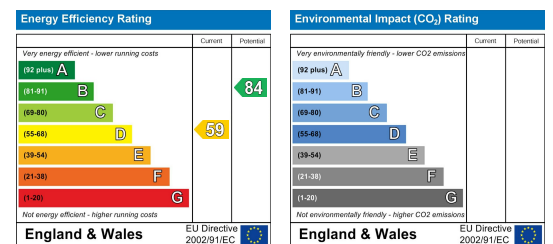
## Area Map



## 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.

82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003  
Email: crosby@abode.group.co.uk  
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003  
Email: allerton@abode-group.co.uk  
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402  
Email: formby@abode-group.co.uk  
Web: www.abode-group.co.uk