



## 8 Hollinhey Close

, Bootle, L30 7RN

**Asking price £350,000**



### NO CHAIN

Abode is pleased to present this charming three-bedroom detached family home located in the peaceful cul de sac of Hollinhey Close. This property is ideally situated, offering convenient access to local schools, transport links, and a variety of amenities, making it perfect for families and professionals alike.

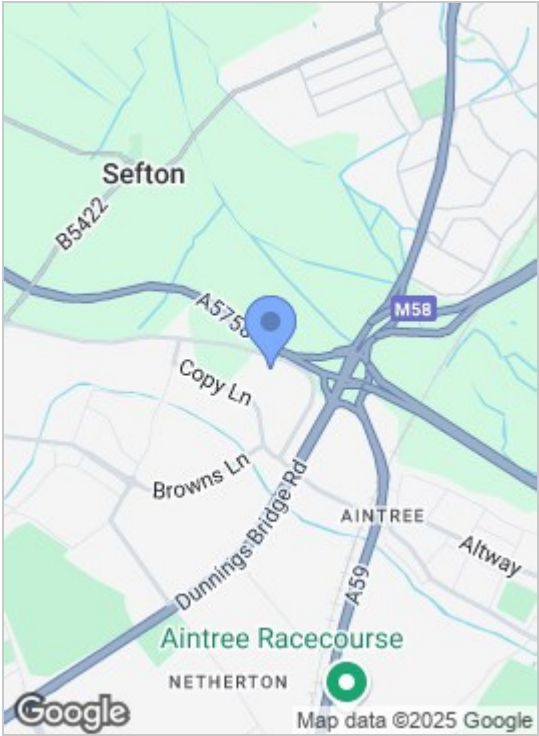
Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed separate kitchen, separate dining room and a large lounge with french doors leading into the rear garden, this room benefits from dual views. The ground floor also features a convenient downstairs WC, enhancing the practicality of the home.

As you ascend to the first floor, you will find three generously sized bedrooms. The master bedroom boasts an en suite shower room. A family bathroom serves the other two bedrooms, ensuring ample facilities for all.

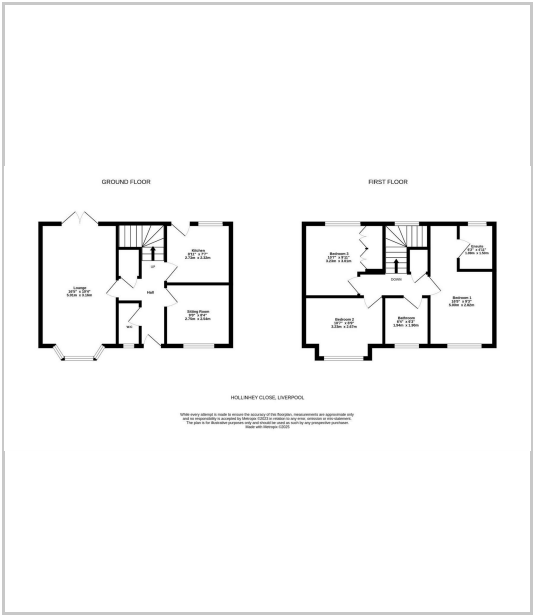
This property is equipped with gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year. Outside, you will find off-road parking for multiple vehicles, a DOUBLE garage, and a



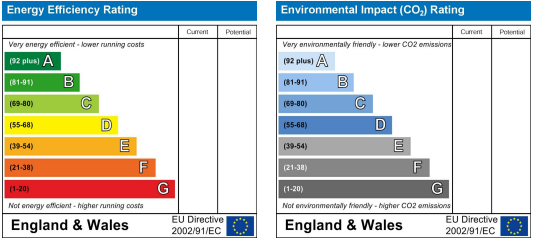
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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