



36 Abbeystead Avenue, Bootle, L30 1PW
Offers over £190,000

The Property Perspective

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Situated in a popular residential area of Bootle, this property on Abbeystead Avenue enjoys excellent access to a wide range of local amenities including shops, supermarkets, schools and leisure facilities. Families are well catered for with reputable nearby schools such as Maricourt Catholic High School and a selection of local primary schools. Commuters benefit from convenient transport links into Liverpool city centre via nearby road networks, bus routes and rail connections, while the surrounding area also offers access to green open spaces, parks and coastal attractions, making it a practical and well-connected place to call home.

This well-presented three-bedroom semi-detached home offers spacious and practical accommodation throughout. The ground floor opens into a generous kitchen and hallway space fitted with wall and base units, integrated appliances and useful under-stairs storage, with internal access to the garage adding further convenience. The bright and spacious living room stretches from front to rear, featuring laminate flooring, dual aspect natural light and double doors opening onto the garden, creating an ideal space for relaxing or entertaining. To the first floor are three well-proportioned bedrooms, alongside a modern family bathroom with a three-piece suite and over-bath shower. Externally, the property benefits from an enclosed rear garden with lawn and patio areas, timber fencing and garage access, while to the front a driveway provides off-road parking.

Front

GROUND FLOOR

Living Room 10'5" x 20'0" (3.2m x 6.1m)

Window to front, double doors to rear, wallpaper and painted walls, radiator, laminate flooring.

Kitchen 18'8" x 7'6" (5.7m x 2.3m)

Laminate flooring, radiator in hallway space, stairs to first floor, wall mounted and base units, integrated oven, gas hob, fridge, storage cupboard under stairs, door to garage.

Garage 17'8" x 12'1" (5.4m x 3.7m)

Plumbed for washing machine and tumble dryer, boiler, front and rear doors, windows to front and rear.

FIRST FLOOR

Bedroom 10'9" x 10'9". (3.3m x 3.3m.)

Front facing, window to front, wallpaper, painted walls, radiator.

Bedroom 8'2" x 10'5" (2.5m x 3.2m)

Laminate flooring, window to rear, painted and wallpaper walls, radiator.

Bedroom 7'6" x 7'6" (2.3m x 2.3m)

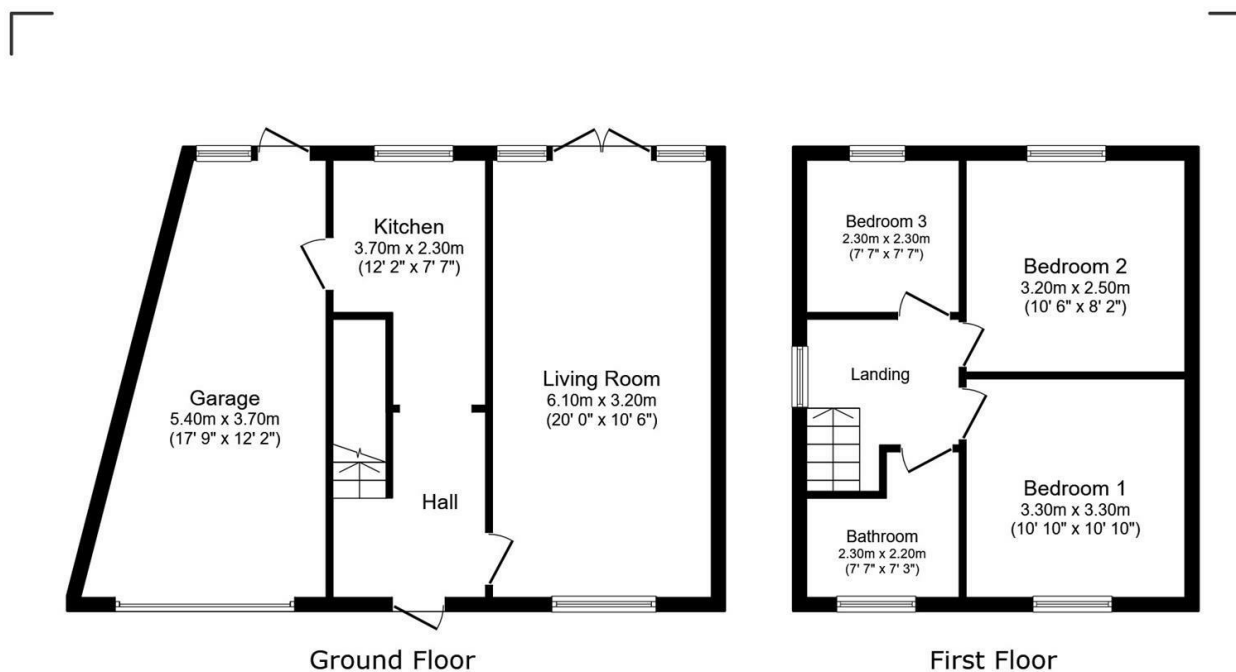
Window to rear, laminate flooring, painted walls, radiator.

Bathroom 7'2" x 7'6" (2.2m x 2.3m)

Three piece suite with over bath shower, tiled walls, laminate flooring, heated towel rail, uPVC cladding ceiling, double doors.

Rear Garden

Patio lawn, patio area rear, wood fence borders, garage access.



Total floor area: 94.7 sq.m. (1,019 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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