



8 Keble Road

Bootle, L20 7ED

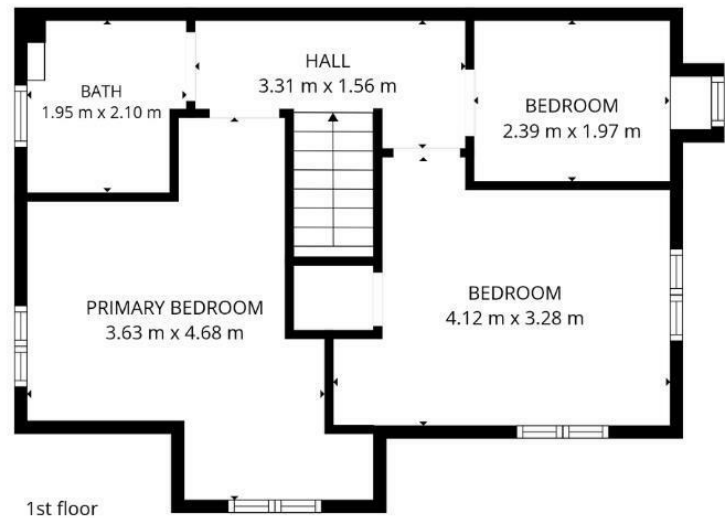
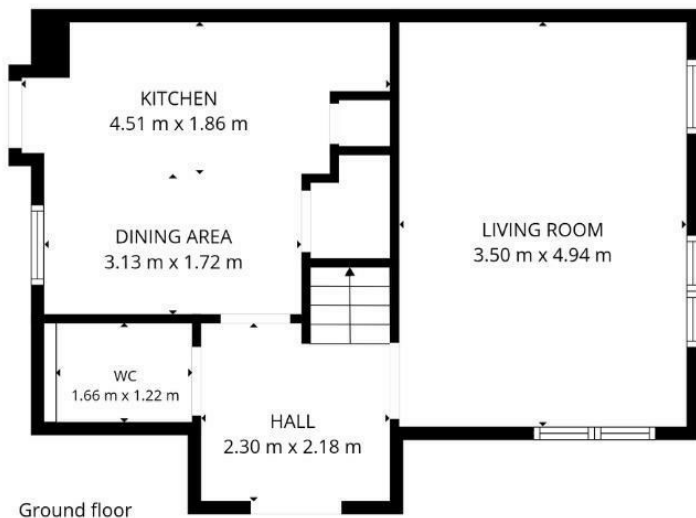
Offers over £195,000



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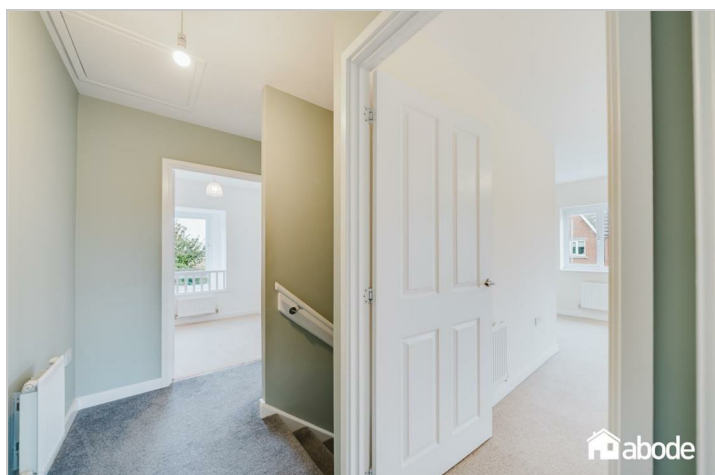
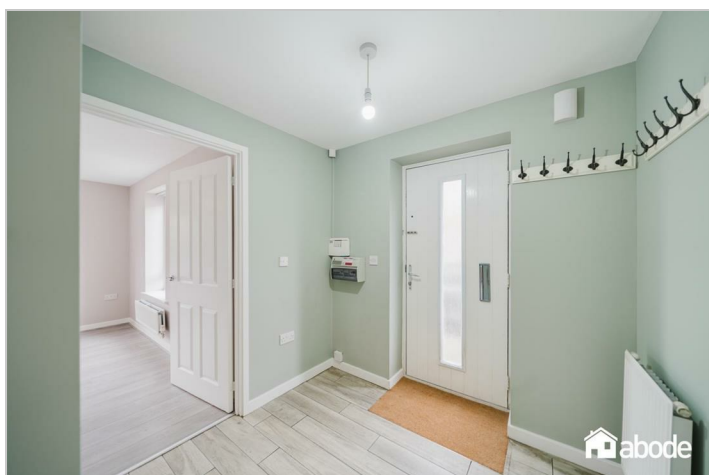
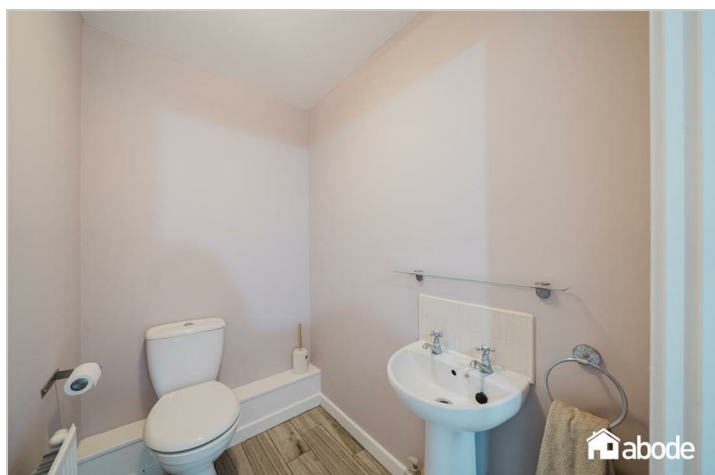
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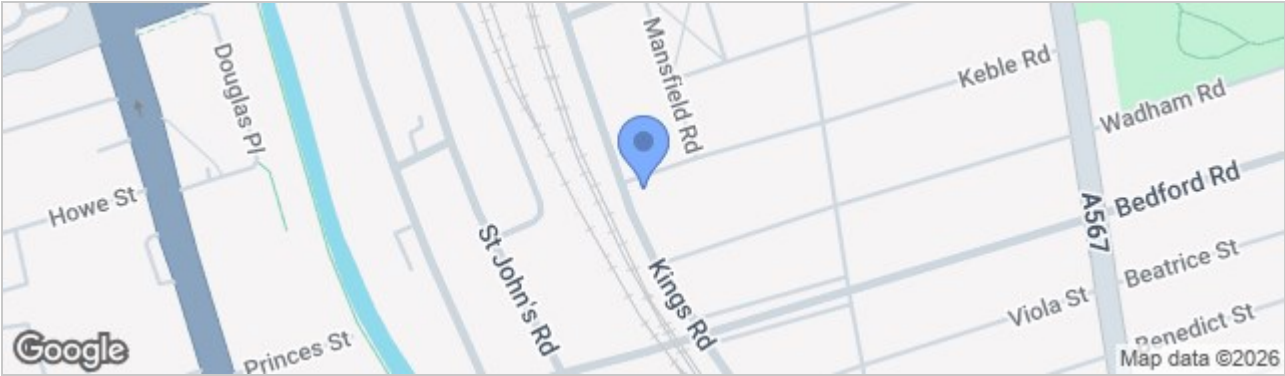


TOTAL: 82 m2
Ground floor: 41 m2, 1st floor: 41 m2
EXCLUDED AREAS: WALLS: 10 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



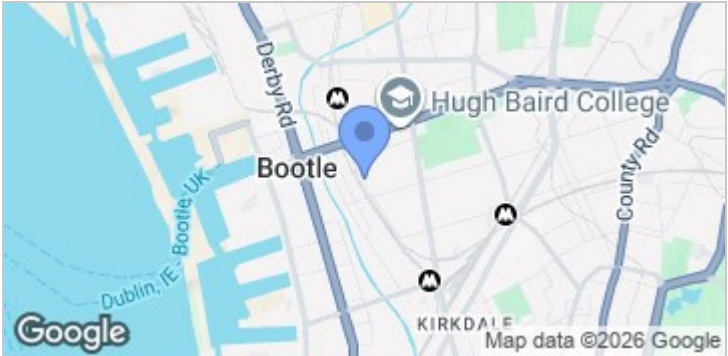
Road Map



Hybrid Map



Terrain Map



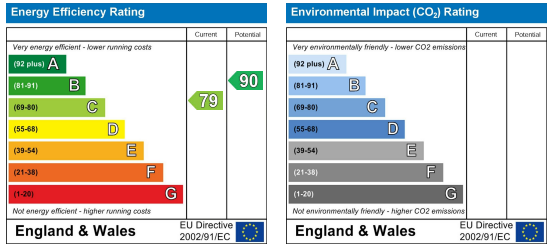
- **THREE-BEDROOM SEMI-DETACHED HOME** – A WELL-PROPORTIONED PROPERTY OFFERING COMFORTABLE AND VERSATILE ACCOMMODATION, IDEAL FOR FIRST-TIME BUYERS, FAMILIES OR THOSE NEEDING A HOME OFFICE.
- **SPACIOUS LIVING ROOM** – A WELCOMING RECEPTION SPACE PROVIDING PLENTY OF ROOM FOR RELAXING AND ENTERTAINING, WITH A WARM AND HOMELY FEEL THROUGHOUT.
- **KITCHEN AND DINING AREA** – A PRACTICAL KITCHEN AND DINING SPACE PROVIDES AN EXCELLENT SETTING FOR FAMILY MEALS AND EVERYDAY LIVING, WITH A CONVENIENT DOWNSTAIRS W/C.
- **THREE BEDROOMS** – THE FIRST FLOOR OFFERS THREE BRIGHT AND GENEROUSLY PROPORTIONED BEDROOMS, ALONGSIDE A FAMILY BATHROOM AND PLENTY OF SCOPE TO PERSONALISE.
- **LOVELY GARDEN AND GARAGE** – EXTERNALLY, THE PROPERTY BENEFITS FROM A PLEASANT REAR GARDEN, SEPARATE GARAGE AND OFF-ROAD PARKING TO THE FRONT FOR ONE VEHICLE.
- **NO ONWARD CHAIN** – OFFERED FOR SALE WITH NO CHAIN, PROVIDING THE OPPORTUNITY FOR A STRAIGHTFORWARD AND POTENTIALLY QUICKER MOVE FOR THE NEW OWNERS.
- [HTTPS://WWW.RIGHTMOVE.CO.UK/STAMP-DUTY-CALCULATOR](https://www.rightmove.co.uk/stamp-duty-calculator)

Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



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