

BerkeleyShaw

53 Harris Drive, Bootle, L20 6LE

Offers Over £170,000

An extended well-maintained three-bedroom semi-detached home offering spacious and versatile accommodation, set within a generous sunny family rear garden.

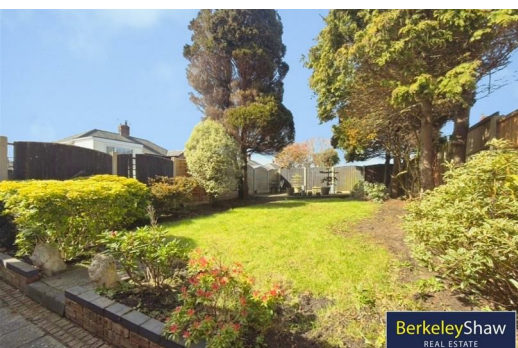
The property is entered via a welcoming hallway, leading through to a large through lounge diner, featuring a focal fireplace and ample space for both relaxing and entertaining. To the rear, the home benefits from an extended dining kitchen, providing excellent room for family meals and social gatherings, along with the added convenience of a separate utility room.

Upstairs, the first floor offers three well-proportioned bedrooms, including two comfortable doubles the principal featuring fitted wardrobes and a further single bedroom, ideal as a child's room, nursery or home office. The accommodation is completed by a family bathroom fitted with a full-size bath with over shower.

Externally, the property boasts a large, sunny rear garden, mainly laid to lawn and complemented by mature shrubs and trees, creating a private and ideal space for families and outdoor enjoyment.

Further benefits include a Baxi boiler (approximately five years old) which has been serviced annually, and a boarded loft with pull-down ladder providing useful additional storage space.

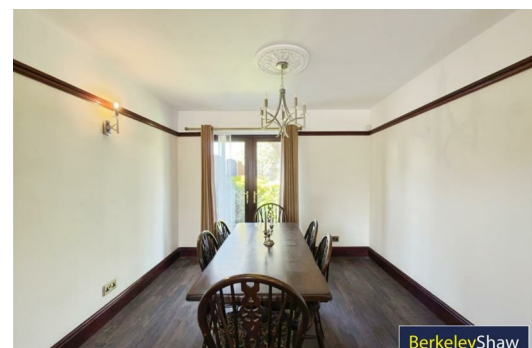
Situated in a popular residential area, the property is ideally located for commuting, with excellent access to motorway networks and Liverpool city centre.



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REAL ESTATE



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Hall

Lounge

19'3" x 10'8" (5.88 x 3.27)

Family Room

10'8" x 9'11" (3.27 x 3.04)

Kitchen/Diner

18'3" x 9'2" (5.58 x 2.80)

Bedroom 1

10'8" x 10'7" (3.26 x 3.23)

DOUBLE, to the front aspect with fitted wardrobes

Bedroom 2

10'8" x 8'8" (3.26 x 2.65)

DOUBLE to the rear aspect

Bedroom 3

7'6" x 5'10" (2.30 x 1.80)

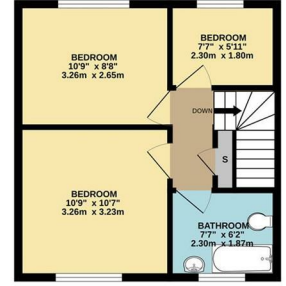
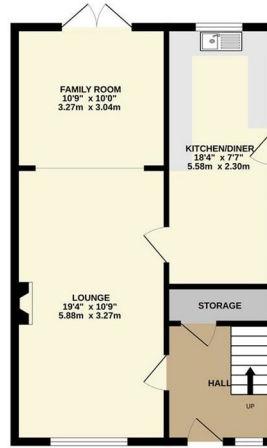
SINGLE to the front aspect

Bathroom

7'6" x 6'1" (2.30 x 1.87)

GROUND FLOOR
532 sq. ft. (49.4 sq.m.) approx.

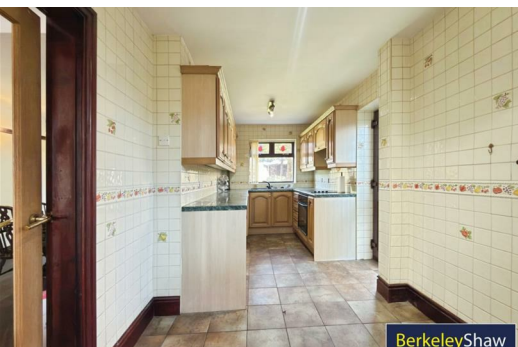
1ST FLOOR
353 sq. ft. (32.6 sq.m.) approx.



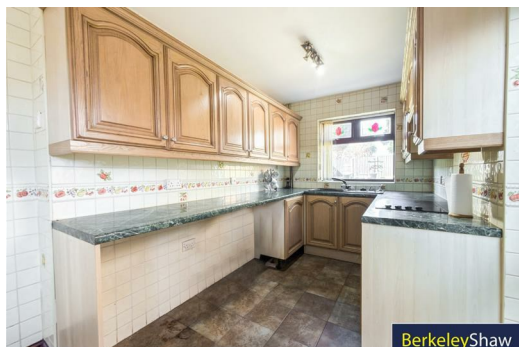
TOTAL FLOOR AREA: 884 sq. ft. (82.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be taken especially as to energy cost for gases.
Made with floorplan 10/020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

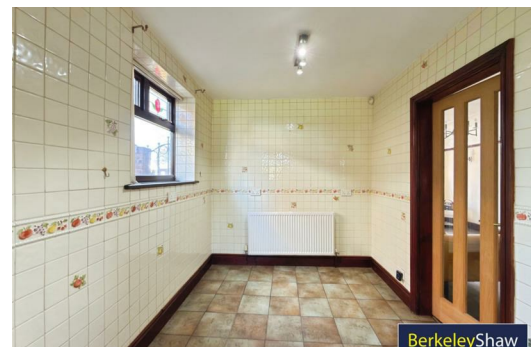
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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