



**Gray Street
Bootle, L20 4PR**

£110,000

Gao
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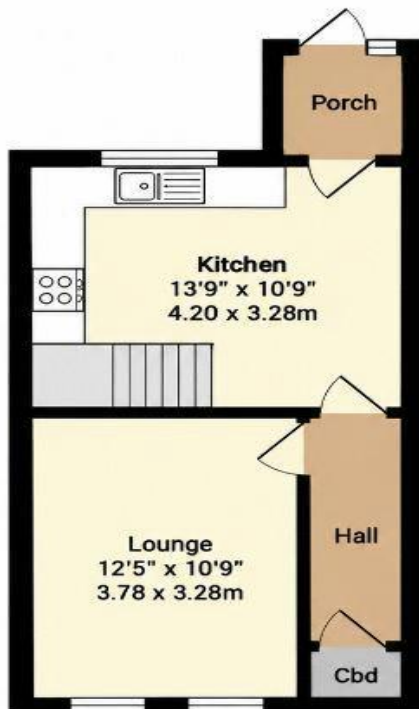
MAIN FEATURES:

- End of Terrace House Benefitting from No Onward Chain
- Good Size Kitchen/Diner
- Lounge
- Three Bedrooms & Family Bathroom/WC
- Low Maintenance Rear Courtyard

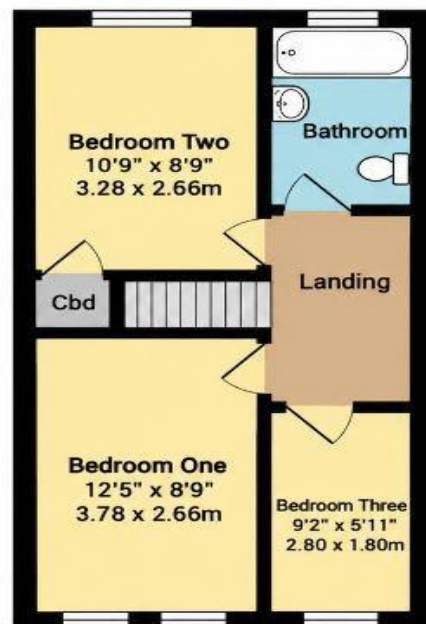
Offered for sale with no onward chain, this three-bedroom end of terrace house is situated in a residential area of Bootle, within easy reach of local amenities and transport links. The accommodation comprises a lounge and a good-sized kitchen/diner with space for a dining table. To the first floor are three bedrooms and a family bathroom/WC. Externally, the property benefits from a low-maintenance rear courtyard. Gray Street is conveniently positioned for access to a range of local shops, supermarkets, schools and other everyday amenities.

Bootle town centre is also within easy reach, offering additional shopping facilities and services. The area benefits from public transport links, including nearby railway stations providing connections to Liverpool city centre and surrounding areas. Road links also offer access to Liverpool and the wider Merseyside region. The property would be suitable for first-time buyers, families or investors looking for a three-bedroom house in an established residential location.

With the benefit of no onward chain, the property is available for purchasers looking to proceed without an onward purchase. Early viewing is recommended to appreciate the accommodation on offer.



Ground Floor
Approx. 33.1 m² ... 356 ft²



1st Floor
Approx. 33.1 m² ... 356 ft²

Total Approx. Area: 66.2 m² ... 712 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the owner or the Property Solution Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retain the copyright on this plan and allows agents to use it with agreed permission.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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