



MASTAIR SAVILLE
ESTATE AGENTS

Manor Drive, Bootle

£325,000

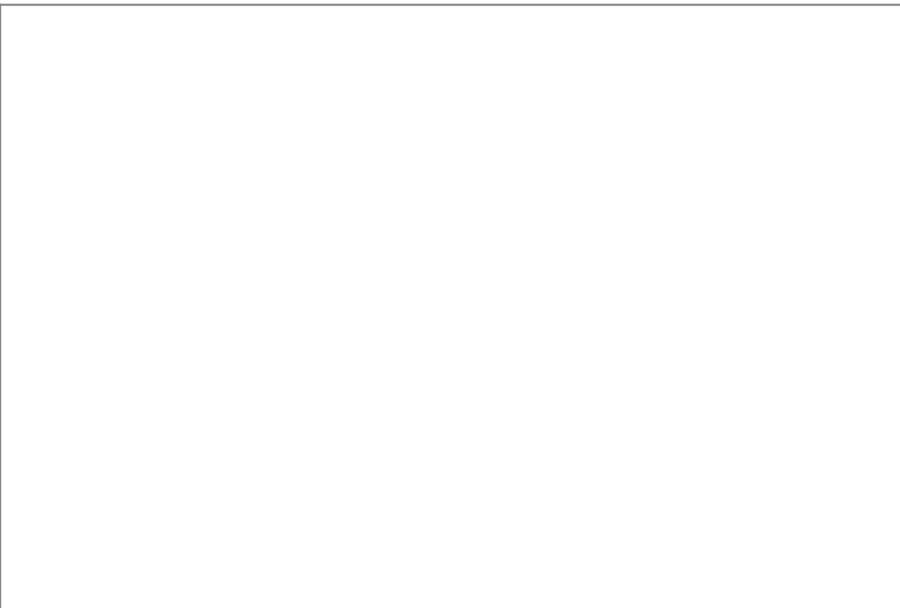
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- Three Bedroom Semi Detached Home
- Stunning Open Plan Kitchen Diner
- Three Double Bedrooms
- Brick Paved Driveway With EV Charger And Parking
- Freehold
- Original 1930's Features
- Established Garden With Spotlights And Hot Tub
- Immaculate and High Spec Throughout.
- Cul-De-Sac, Friendly Location
- EPC Rating - E, Council Tax Band - C



A STUNNING THREE BEDROOM 1930S PROPERTY ON MANOR DRIVE, BOOTLE, OFFERING AN IMPRESSIVE OPEN PLAN KITCHEN, DINING AREA, AND ORANGERY, ALONGSIDE A SPACIOUS LOUNGE AND DOWNSTAIRS SHOWER ROOM. THIS IMMACULATE FAMILY HOME BOASTS UNDERFLOOR HEATING, A BEAUTIFULLY LANDSCAPED GARDEN WITH A HOT TUB AND OFF ROAD PARKING, ALL NESTLED IN A FRIENDLY CUL-DE-SAC.





26/10/2020, 14:02

Energy performance certificate (EPC) = Find an energy certificate = GOV.UK

Energy performance certificate (EPC)

22, Mann Drive BOOTHLE L35 9RS	Energy rating E	1st unit 23 November 2020
		Certificate number: 2748-8950-7228-8965-3889
Property type	Semi-detached house	
Total floor area	76 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings) <https://www.gov.uk/guidance/energy-ratings>

Energy rating and score

This property's energy rating is E. It has the potential to be C.

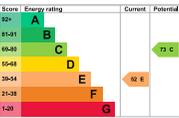
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificates.org.gov.uk/energy-certificates/2748-8950-7228-8965-3889/jr1r1tue>

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