



## 1 Swifts Close, Bootle, L30 2RJ

### Offers Over £180,000

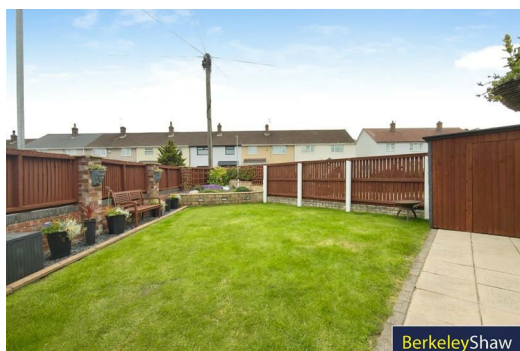
**\*\*Extended Four-Bedroom Semi-Detached Family Home with Driveway, Gardens and Ground Floor En-Suite Bedroom\*\***

This beautifully presented and significantly improved four-bedroom semi-detached home offers flexible and spacious accommodation, making it an ideal choice for growing families or those seeking multi-generational living.

The property benefits from a garage conversion, creating a generous fourth bedroom complete with en-suite shower room, providing excellent independent living space for relatives, guests or older children. Further recent improvements include a new boiler and a refurbished family bathroom.

Upon entering, a bright and welcoming entrance porch leads through to the heart of the home. The impressive dual-aspect lounge enjoys an abundance of natural light, with patio doors at both ends creating a wonderful sense of space and seamless access to the gardens. This is a superb room for all the family to relax and spend time together.

The dining kitchen provides ample space for family meals and entertaining, with direct access to the rear garden. Outside, a decked patio area leads to a pergola beyond, creating an attractive outdoor entertaining space, enhanced by external lighting for year-round enjoyment.



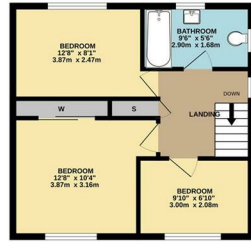
- Hall
- Lounge
- Kitchen Diner
- Bedroom 4 (Ground Floor)
- Ensuite Shower Room - Beds 4
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(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	

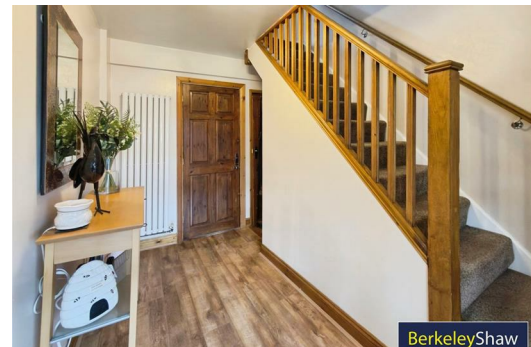
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Housify 10/2021



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