



6 Patricia Grove, Bootle, L20 6LT

Offers around £167,950

Alpha-move are delighted to offer this super three bedroom end townhouse in a private location in Patricia Grove L20, close to schools, local amenities and major transport links. The layout consists of a wide hallway, stairs to upper floor, lounge and rear open plan kitchen diner on the ground floor, with two double bedrooms, family shower room and smaller bedroom on the upper floor. Externally there is driveway parking, at the front with a good sized mature rear garden and patio to the rear that benefits from a southerly aspect. There is also a prefabricated garage in need of attention that could provide useful storage. This property would be ideal for first time buyers and young families. Early viewing essential..



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Entrance Hall

11'0" x 7'9" (3.36 x 2.37)

Meter cupboard, radiator, upvc front door to front aspect.

Reception Room

19'1" x 10'8" (5.82 x 3.26)

Electric fire, radiator, upvc window to rear aspect.

Kitchen

18'2" x 8'7" (5.55 x 2.63)

Kitchen comprises of various wall and base units, fridge freezer, oven, hob, extractor, dishwasher, washing machine, upvc door and window to rear aspect.

Diner

10'7" x 10'4" (3.24 x 3.15)

Patio doors to rear aspect, radiator.

Bedroom One

12'5" x 10'6" (3.81 x 3.21)

Fitted wardrobes, radiator, upvc window to front aspect.

Bedroom Two

9'11" x 8'4" (3.03 x 2.55)

Radiator, upvc window to rear aspect.

Bedroom Three

8'1" x 7'1" (2.48 x 2.18)

Radiator, upvc window to front aspect.

Bathroom

7'11" x 5'1" (2.42 x 1.55)

Shower cubical, wash hand basin, wc, radiator, upvc window to rear aspect.

