



ALASTAIR SAVILLE  
ESTATE AGENTS

## Sherborne Avenue, Bootle

£130,000

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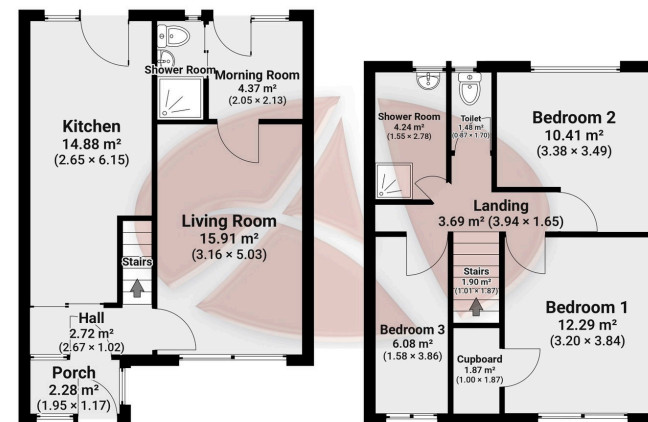
- Three Bedroom End Terraced • NO CHAIN Property
- In Need Of Modernisation • Two Reception Rooms
- Ground Floor Wet Room • Kitchen/Diner
- Established Garden • Freehold
- EPC Rating - D • Council Tax Band - A



**WELL PROPORTIONED THREE BEDROOM END TERRACED HOME, NO CHAIN, VERSATILE LIVING SPACES, TWO RECEPTION ROOMS, GROUND FLOOR WET ROOM, FAMILY SHOWER ROOM, REAR GARDEN, IN NEED OF MODERNISATION.**

This inviting three bedroom end terraced property presents a fantastic opportunity for a renovation project. Boasting two reception rooms, including a dedicated snug, a ground floor wet room, and an established rear garden, this home provides flexible accommodation tailored for a variety of lifestyles. On street parking and easy access to local amenities enhance its appeal, making it a practical choice for discerning buyers looking for a home to make their own.





Ground Floor Area 43.43m<sup>2</sup>

1st Floor Area 41.93m<sup>2</sup>

57 Sherborne Avenue, L30 5RE

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
Measurements, floor areas, openings and orientations are approximate. They should  
purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



## Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 82                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 68      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |