
ALASTAIR SAVILLE
ESTATE AGENTS

Ashbourne Avenue, Bootle

£188,000

3 1 1

- Semi Detached Family Home In Sought After Location
- Three Bedrooms
- Gorgeous, Private Rear Gardens- Much Larger Than Expected
- Viewing Essential
- Council Tax Band- B, Sefton Council
- Beautifully Presented Accommodation
- Modern Kitchen And Bathroom
- Off Road Parking To The Front
- EPC Rating- D

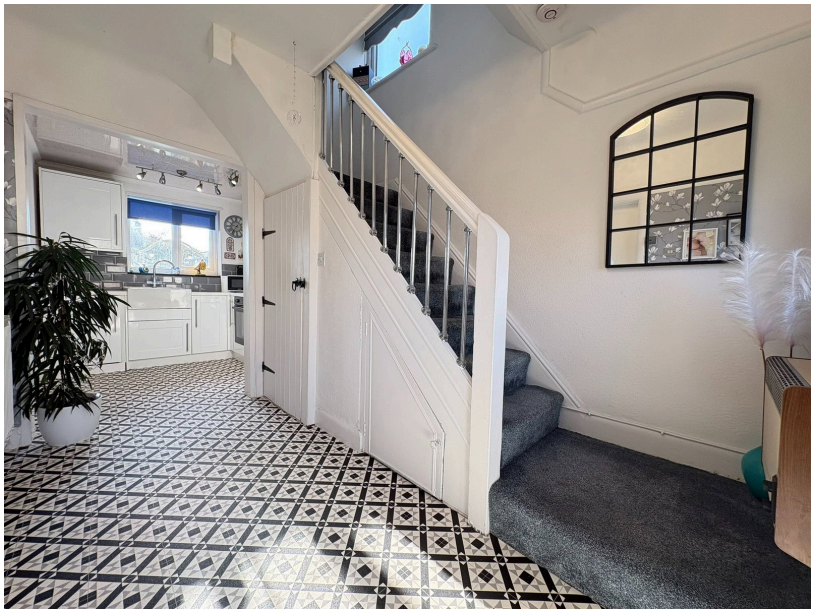




WELL PRESENTED, SPACIOUS SEMI DETACHED HOUSE. IDEAL FAMILY HOME IN SOUGHT AFTER LOCATION. THREE GOOD SIZED BEDROOMS. LOVELY LIVING ROOM WITH FRENCH DOORS TO THE GARDEN. MODERN KITCHEN AND BATHROOM. BEAUTIFUL LARGER THAN EXPECTED ENCLOSED GARDENS TO THE REAR. DRIVEWAY. VIEWING IS ESSENTIAL TO AVOID DISAPPOINTMENT.

Having been in the same ownership for over 20 years, this property offers spacious, light accommodation throughout suitable for any family buyers. Being beautifully presented throughout the property is a credit to the current vendors who within the last five years have replaced the boiler and the roof. Offered for sale for only the third time since being built, this property will not stay on the market for long and we would strongly recommend an early internal viewing to avoid disappointment.

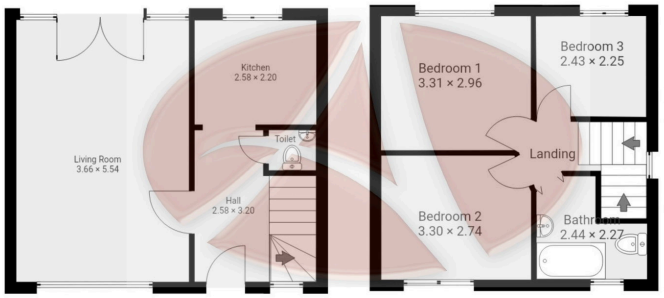












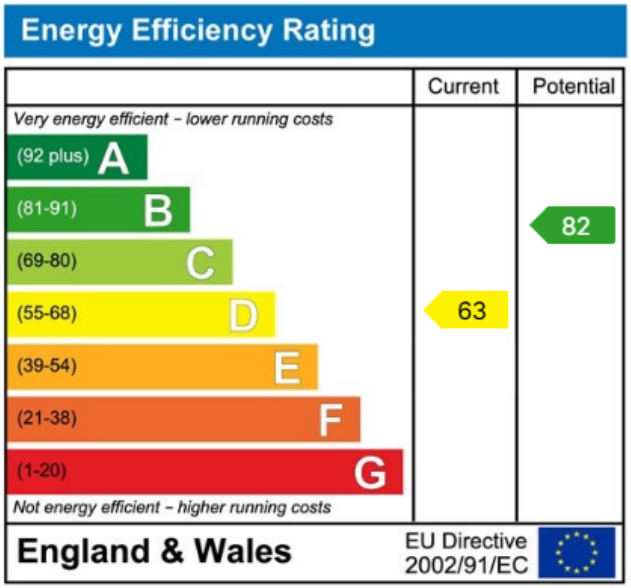
Ground floor area 33.9m2 **1st floor area 32.2m2**

3 Ashbourne Avenue, L30 3SE

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 any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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