

28, Marlborough Avenue, Bootle, L30 1SB



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Refurbished three-bedroom family home in a quiet, well-connected location



- Newly refurbished interior
- Freshly plastered & decorated
- Three good sized bedrooms
- Sunny newly lawned garden
- Brand new kitchen & bathroom
- All new floorings
- Plenty of off road parking
- 774 SQ.FT.

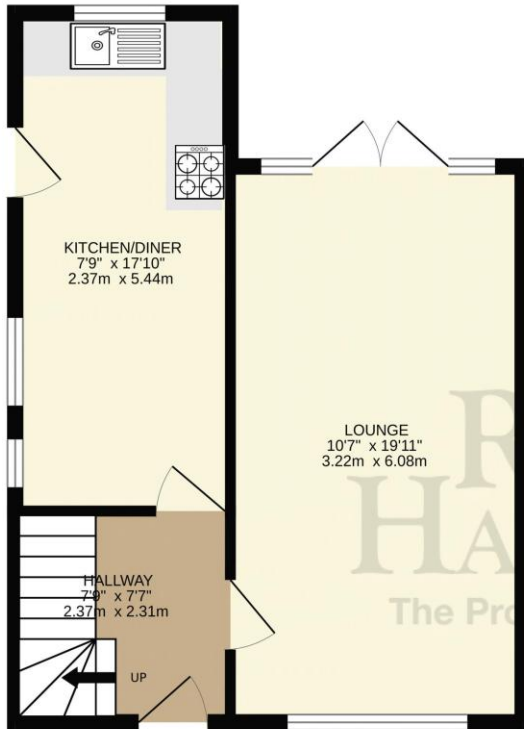
This newly refurbished three-bedroom family home is situated on a quiet residential street, ideally positioned close to Aintree railway station with excellent transport links and access to local schools and amenities. Presented in excellent condition throughout, the property is perfectly suited to families, and early viewing is highly recommended. The accommodation briefly comprises a welcoming entrance hallway leading into a spacious through lounge and an open-plan kitchen diner, providing a bright and sociable living environment. To the first floor are three well-proportioned bedrooms and a modern family bathroom. The property has undergone a comprehensive upgrade, including freshly plastered and redecorated interiors, new flooring throughout, and the installation of a brand-new kitchen and bathroom, creating a clean and contemporary finish ready for immediate occupation. Externally, the home benefits from ample off-road parking to the front, while the rear offers a generous garden with paved patio and newly laid lawn – ideal for outdoor relaxation or family use. Offering modern living in a convenient location, this attractive home must be viewed to be fully appreciated.



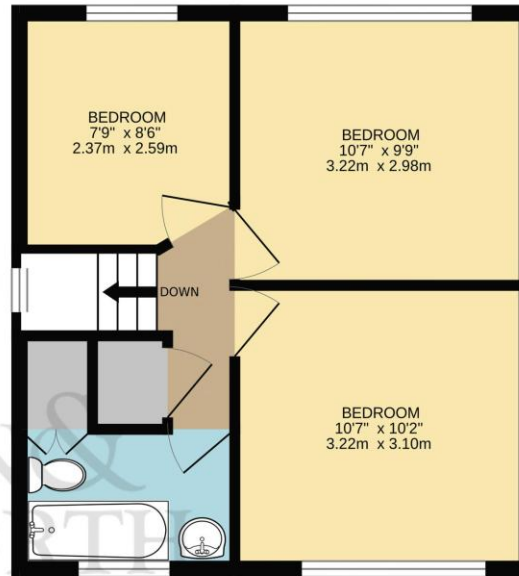


**REGAN &
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GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

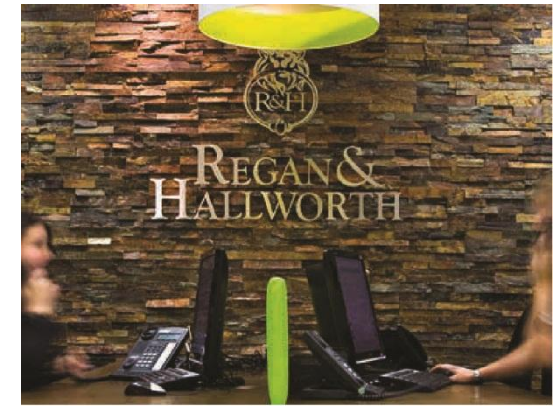


1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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