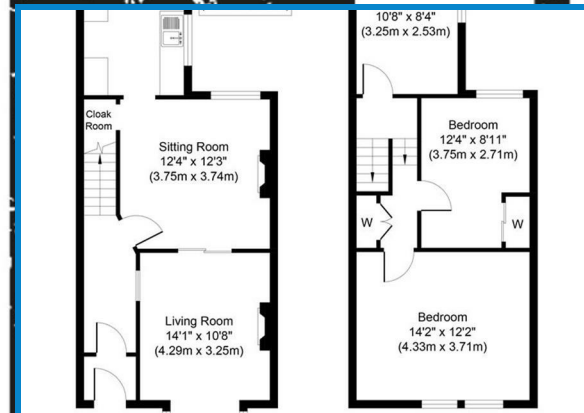


SAL

AGREED



116 Peel Road, Bootle , Merseyside L20 4LA
Guide price £39,000

bluerow
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are delighted to bring to market this 3 bedroom mid-terrace property.

Situated in L20.

The property briefly comprises of front living room with bay window. Sitting room with access to the kitchen. The family bathroom is situated at the rear. Upstairs the property boasts 3 double bedrooms. Master at the front with large bay window, second room is along the hallway and the third bedroom is situated at the rear.

Bootle Area

Bootle, along with Southport, is one of the two main administrative headquarters for the Metropolitan Borough of Sefton. Among Bootle's neighbouring districts are Kirkdale to the south, Walton to the east, with Seaforth, Litherland and Netherton to the north. To the west the it is bounded by the River Mersey. In the centre is a sizeable area of large office blocks, and the Leeds and Liverpool Canal. The old civic centre of Bootle contains large Victorian buildings such as the town hall. To the north lies the New Strand Shopping Centre

Hallway

15'1" x 3'3" (4.6 x 1)
Carpeted, radiator, entrance to sitting room.

Front through reception

14'5" x 10'5" (4.4 x 3.2)
Carpeted, gas fire, radiator, double glazed bay window.

Rear through reception

12'1" x 10'9" (3.7 x 3.3)
Carpeted, gas fire, radiator, double glazed window.

Kitchen

10'5" x 8'2" (3.2 x 2.5)
Tiled floor, kitchen units, boiler, radiator, double glazed window.

Bathroom

Tiled floor, free standing pedestal sink, w/c, shower and frosted double glazed window

Landing

Carpeted and access to three bedrooms

Front bedroom One

13'1" x 12'5" (4 x 3.8)
Carpeted, large double glazed bay window, wardrobes, 2 single beds, radiator.

Rear bedroom Two

12'1" x 7'10" (3.7 x 2.4)
Carpeted, double glazed window, single bed, fitted wardrobe and over head cupboard

Rear bedroom Three

11'5" x 8'2" (3.5 x 2.5)
Carpeted, radiator, single bed, double glazed window.

Yard

Access to alley

Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer

should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

