



**15 St. Augustines Way, Bootle, Merseyside L30 2RL**  
**Asking price £85,000**

Bluerow Homes are pleased to offer For Sale with no chain this three bedroom mid terraced house located in a popular residential area of Netherton.

The property is situated in easy reach of schools, shops and good transport links to surrounding areas.

The property briefly comprises; to the ground floor; an entrance hall, a spacious lounge, a dining kitchen and Utility room.. To the first floor, there are three bedrooms, a shower room and separate W.C.. Externally there are hard landscaped gardens to the front and rear. The property further benefits from uPVC double glazing and gas central heating.

Due to the property being ideal for families and investors, this house will be popular, therefore early viewings are highly recommended.



### Hall

UPVC front door leading to hall. Tiled floor. Radiator. Under stairs storage. ceiling lighting. Door leading to:

### Dining Kitchen

9'6" x 9'10" (2.90m x 3.00m)

Wall, base and drawer units with complementing work surfaces. Integrated oven with gas hob, one and a half bowl stainless steel sink unit with mixer tap. Tiled splash back. Tiled Floor. uPVC double glazed window and door to rear garden. Radiator. Ceiling light. Door leading to;

### Utility Room

6'7" x 6'11" (2.01m x 2.11m)

Plumbing for washing machine. Built in storage cupboard housing gas and electric meters. Tiled floor. uPVC door to front access.

### Lounge

18'4" x 14'01" (5.59m x 4.29m)

Wood laminate flooring. Two uPVC double glazed windows one to front and one to rear aspects. Ceiling lights. Radiator. Inset gas fire place and surround.

### Landing

Carpet flooring. uPVC double glazed window with built in storage. Loft hatch access. Ceiling lighting. Doors to all first floor rooms.

### Bedroom One

12'5" x 9'11" (3.78m x 3.02m)

Wood strip flooring. Built in wardrobes. Radiator. Double glazed window to front. Ceiling light. Newly installed Worcester Combi boiler.

### Bedroom Two

9'11" x 11' (3.02m x 3.35m)

Wood strip flooring. Radiator. Double glazed window to front. Ceiling light.

### Bedroom Three

8' x 8' (2.44m x 2.44m)

Wood strip flooring. Shelving. Radiator. Double glazed window to rear. Ceiling light.

### Shower Room

Large walk in shower, glazed cubicle with sliding door with fitted shower. Pedestal wash hand basin. Frosted UPVC double glazed window. Ceiling light.

### Separate W.C.,

Low level W.C., ceiling light. Tiled walls and floor. Frost uPVC double glazed window.

### Gardens

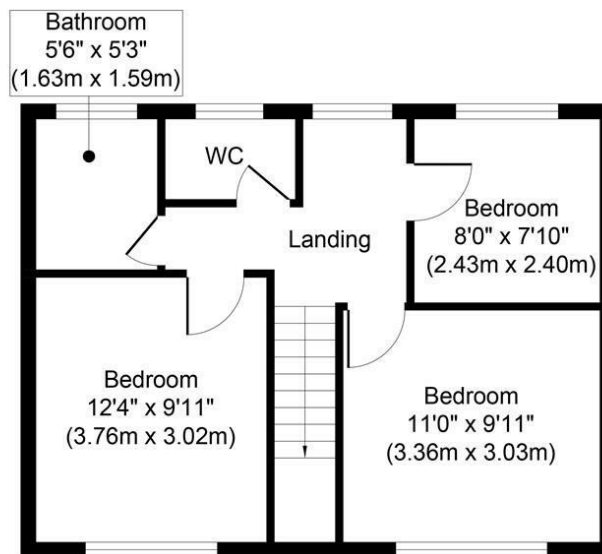
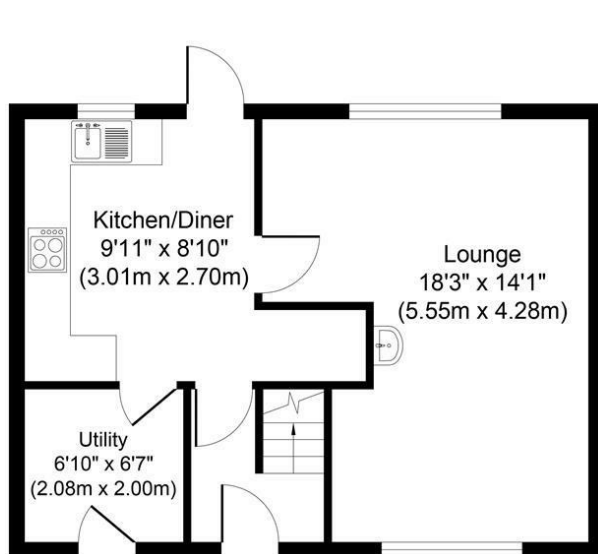
Good size hard landscaped gardens to front and rear, providing low ,maintenance gardening.







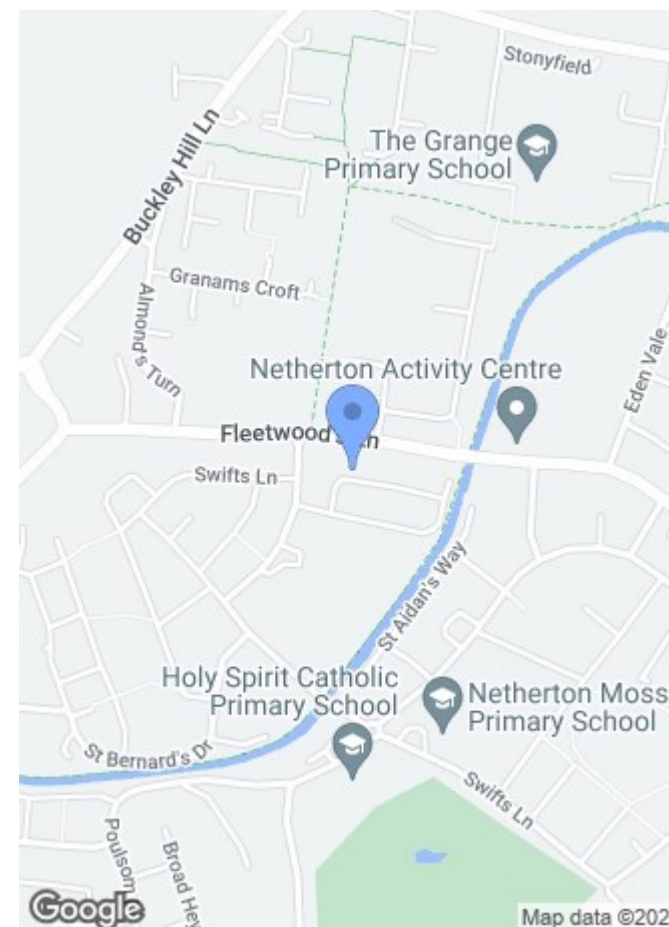




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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