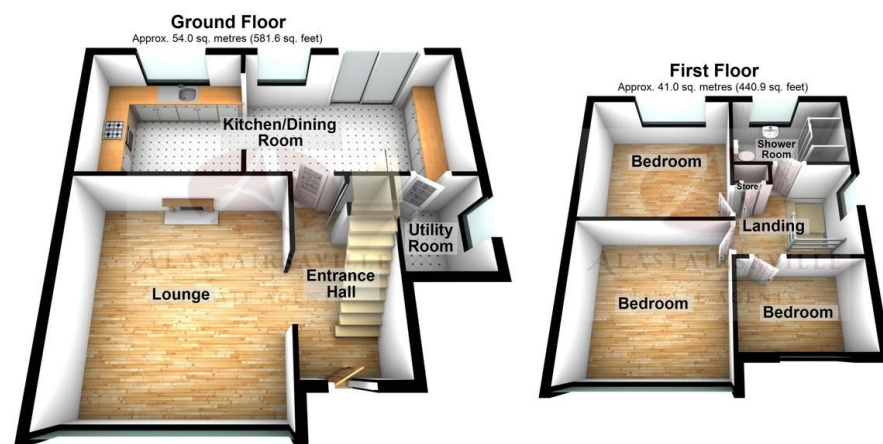
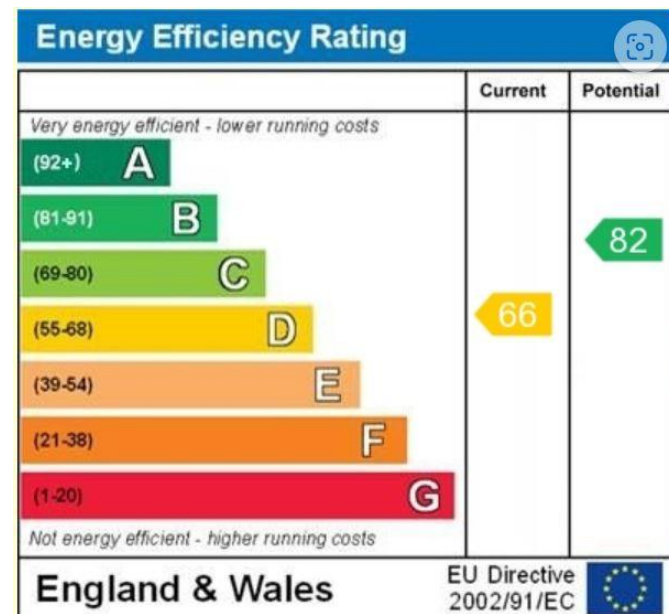


Waterway Avenue, Bootle, L30 8RQ



Total area: approx. 95.0 sq. metres (1022.5 sq. feet)
AEA (Aughton energy Assessors) provide this Floor Plan as a guide to the overall dimensions of the property. Dimensions are approximate and do not pertain to be absolutely accurate but are provided as a guide. Plan produced using PlanUp.

6 Waterway Ave, Bootle



*****UNIQUE*** THIS PROPERTY HAS THE ADDED BENEFIT HAVING AN EXCEPTIONALLY LARGE REAR GARDEN, WITH SUMMERHOUSE AND SEPERATE BAR, THREE BEDROOM SEMI DETACHED, OPEN PLAN KITCHEN/DINER, MODERN SHOWER ROOM.**

Alastair Saville are delighted to offer for sale this unique family home. The property sits on an enviable sized plot with generous gardens and driveway. The property internally, comprising: entrance hall, ground lounge, dining room and fitted kitchen and to the first floor there are three bedrooms, all with fitted wardrobes and family shower room. To the outside of the property you will find a unique 'summer house' complete with its own bar sitting at the end of this fantastic size garden.

Outside there is a tarmac drive to the front whilst to the rear you will find an extensive patio area and good sized garden.

Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm

Freehold



Property Features

- Semi Detached House
- Summer house and Separate Bar
- Large corner Plot
- Open Plan Kitchen/Diner
- Utility Room

Full Description

HALLWAY

12' 7" x 6' 2" (3.84m x 1.88m)

UPVC Door, electric cupboard, gas meter under the stairs, radiator

LOUNGE

14' 11" x 12' 11" (4.55m x 3.96m)

UPVC window, gas fire into wall, radiator

KITCHEN/DINER

26' 2" x 10' 9" (8.0m x 3.30m)

UPVC patio doors, two UPVC windows, wall and base units with complementary work surfaces, sink and drainer, integrated dishwasher, range cooker, Samsung American fridge freezer, part tiled walls.

UTILITY

6' 2" x 6' 0" (1.89m x 1.85m)

Window, Space and Plumbing for washer, dryer, wall mounted Baxi boiler, tiled flooring

BEDROOM ONE

14' 11" x 10' 7" (4.57m x 3.25m)

UPVC window, laminate flooring, wardrobes, radiator

BEDROOM TWO

10' 7" x 10' 6" (3.25m x 3.21m)

UPVC window, laminate flooring, wardrobes, radiator

BEDROOM THREE

9' 3" x 8' 5" (2.83m x 2.57m)

UPVC window, laminate flooring, wardrobes, radiator

SHOWER ROOM

8' 3" x 5' 5" (2.53m x 1.66m)

UPVC frosted window, spacious walk in shower, toilet, sink with vanity unit tiled walls and flooring.

LANDING

8' 3" x 7' 10" (2.53m x 2.40m)

UPVC frosted window, loft access which is boarded with light

REAR GARDEN

Spacious lawn area wrapping around property with mature borders, patio area, wooden bar which has electrics and plumbing, timber fence panels, timber shed, outside water tap.

SUMMERHOUSE

17' 1" x 12' 9" (5.23m x 3.90m)

Wooden timber house with double doors, lounge area leading to fully fitted kitchen, wall and base units with complimentary worktops, sink and drainer, Door to WC with sink into vanity unit, Upvc wet wall. Laminate flooring throughout.

BAR

8' 10" x 5' 3" (2.70m x 1.62m)

Electrics, sink and units, space for fridge freezer, lighting, laminate flooring, optics.

FRONT

Tarmac driveway leading to spacious Lawn area.

AGENTS NOTE

Council Tax Band- B, Sefton Council

Freehold

