



## 158 Wadham Road, Bootle, Merseyside L20 2DF

### Asking price £175,000

Positioned on Wadham Road in Bootle, opposite the cricket club, this impressive end terrace house offers a rare opportunity for those seeking a spacious family home. With a generous 1,170 square feet of living space, this property boasts five well-proportioned bedrooms, making it ideal for larger families or those in need of extra room for guests or a home office.

The ground floor features two inviting reception rooms, perfect for entertaining or relaxing with family. The large dining kitchen is a standout feature, providing ample space for meal preparation and family gatherings. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

Spread across three storeys, this property offers a unique blend of space and privacy. The bathroom is conveniently located to serve all bedrooms, making morning routines a breeze.

Additionally, the property benefits from the rare advantage of street parking, a valuable asset in this bustling area.

Wadham Road is well-positioned, providing easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. This home presents a wonderful opportunity to create lasting memories in a vibrant community. Don't miss your chance to view this remarkable property. It must be sold with 160 Wadham as they are on one Freehold Title.

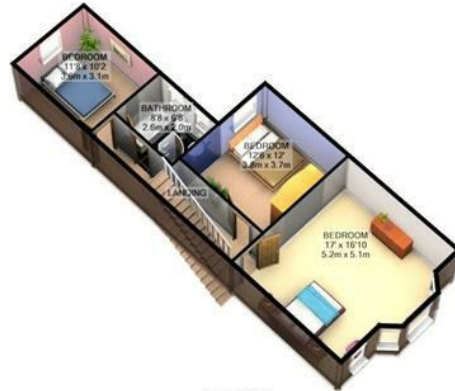








2ND FLOOR



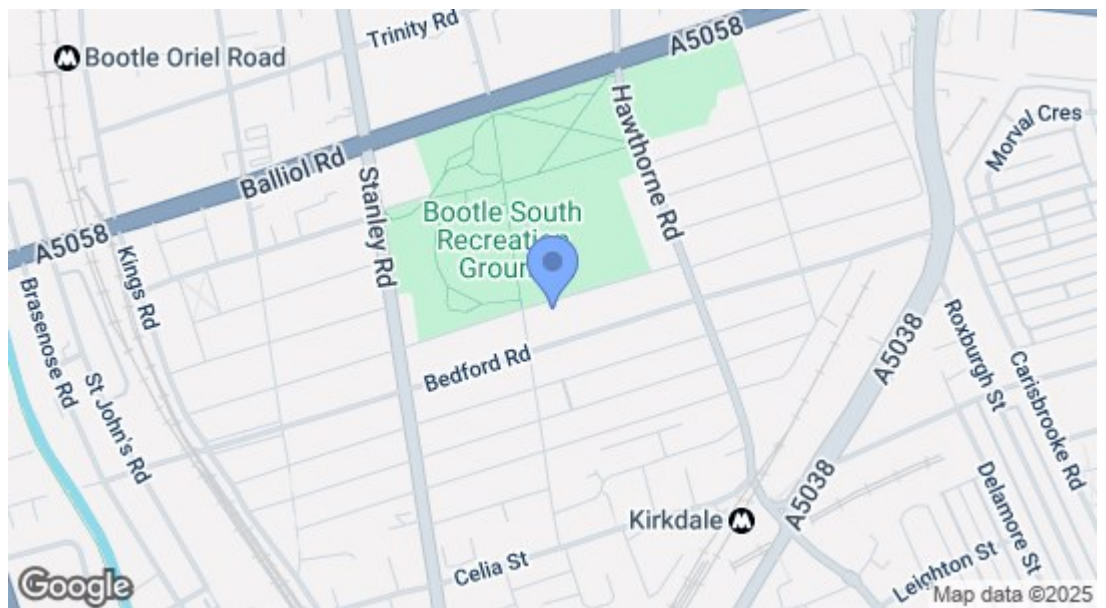
1ST FLOOR



GROUND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2015.

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



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