



170 Wadham Road, Bootle , Merseyside L20 2DF
£175,000

Upon entering, you are greeted by two inviting reception rooms that create a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the large dining kitchen, which is designed to accommodate both cooking and dining with ease. This space is perfect for family gatherings and social occasions, allowing for a seamless flow between cooking and dining.

Additionally, the property features a convenient downstairs w.c., enhancing the practicality of the home for busy family life. The layout of the house is thoughtfully designed, ensuring that every corner is utilised effectively.

This end terrace property not only boasts spacious interiors but also benefits from its location in Bootle, which offers a range of local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

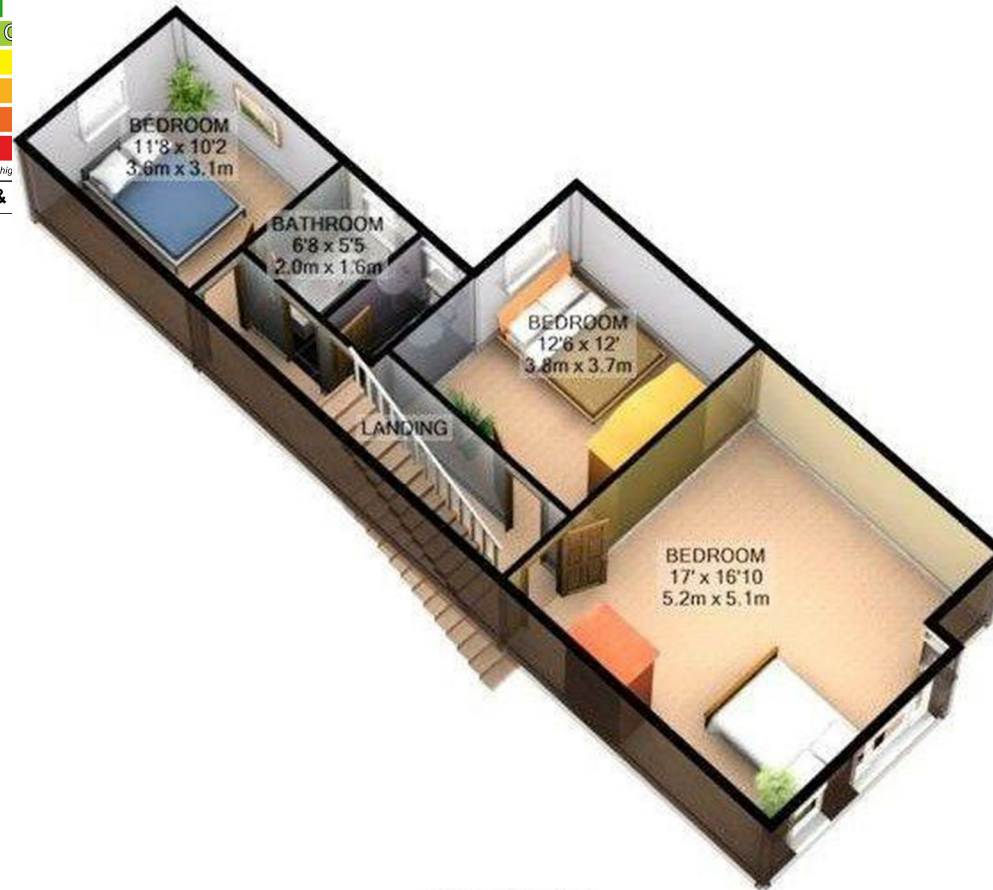
In summary, this five-bedroom mid-terrace house on Wadham Road presents a wonderful opportunity for those seeking a spacious and versatile home in a thriving community. With its generous living areas and practical features, it is sure to appeal to a variety of buyers.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
<i>Not energy efficient - high</i>		

BEDROOM
11'8" x 10'2"
3.6m x 3.1m

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Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		



1ST FLOOR

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