



## 166 Wadham Road

, Bootle, L20 2DF

£160,000

\*\* Now available for owner occupiers\*\*

Bluerow Homes is pleased to present this impressive mid terrace house on Wadham Road, Bootle, now available for sale. Spanning approximately 1,880 sq. ft., this well planned property offers ample space for families or professionals seeking comfort and convenience.

On entering, you are welcomed by a vestibule leading into a spacious hallway. The ground floor features two generous reception rooms, ideal for entertaining guests or enjoying quiet family time. The dining kitchen is well-equipped, providing a delightful space for cooking and family meals. A convenient cloakroom and bathroom complete the ground floor layout.

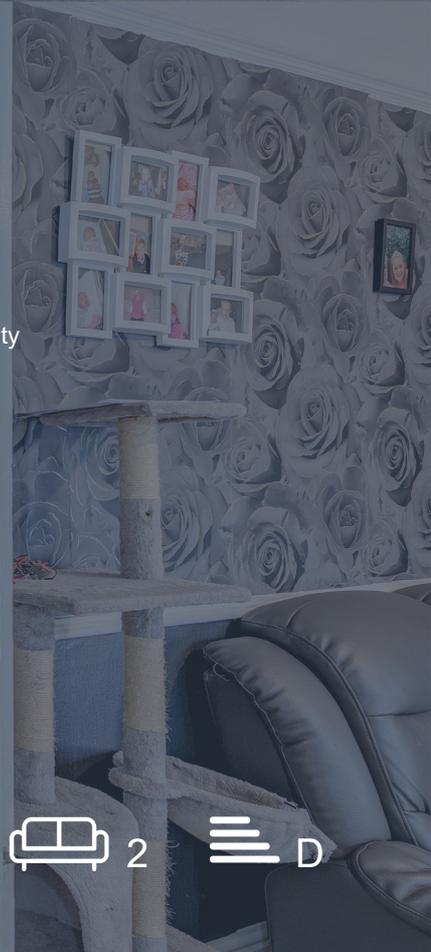
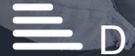
Set across three floors, the property offers five well proportioned bedrooms, along with a versatile cot/study room, perfect for a home office or nursery. Gas fired central heating and double glazing ensure warmth and energy efficiency throughout the year.

Outside, the rear yard provides a private outdoor space, ideal for relaxation or al fresco dining. The property is leasehold, with a long lease of 999 years from 1906.

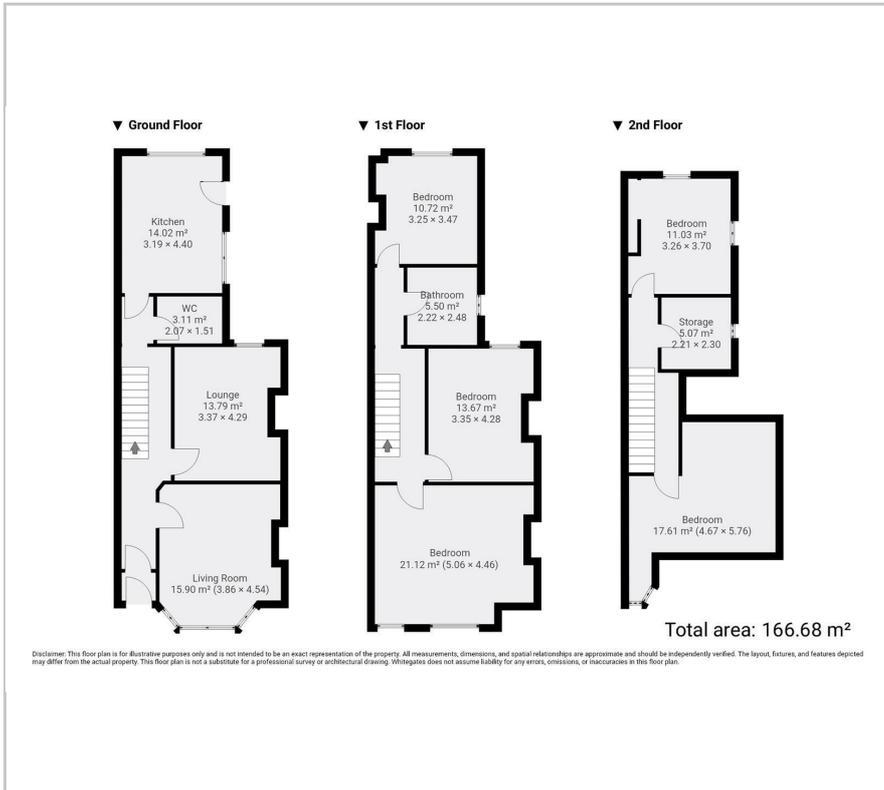
### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

- Five Bedrooms
- Private Rear Yard
- Investment opportunity
- Three Storey House
- Additional Study
- EPC D
- Gas Central Heating
- Double Glazing
- Council Tax Band B
- 999 Year lease



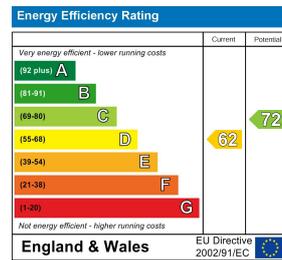
## Floor Plan



## Area Map



## Energy Efficiency Graph



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