



14 Louis Pasteur Avenue, Bootle , Merseyside L30 5SD
Asking price £125,000

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Bluerow homes are pleased to welcome to the market this three bedroom semidetached 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 of Entrance hall, lounge, kitchen, additional lounge/dining room, three bedrooms and a bathroom. Externally there are landscaped gardens to front and rear and a spacious driveway.

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

Leasehold 999 year lease

Hallway
Carpeted floor, radiator, under stairs cupboard. Carpeted stairs leading to upper level.

Lounge
Carpeted floor throughout, double glazed window, radiator.

Lounge/ Dining room
Carpeted floor , Radiator, Double glazed window, open plan to kitchen area.

Kitchen
Laminate flooring , fitted kitchen consisting of wall and base units, Sink, Oven, Hob, space for washing machine, space for fridge, boiler. Door to rear garden.

Upper level landing
Carpeted floors, Double glazed window, doors leading to all 3 bedrooms.

Bedroom one
Laminate flooring, Radiator, double glazed window, built in wardrobes and drawers.

Bedroom Two
Carpeted floor, radiator, double glazed window.

Bedroom Three
Carpeted floor, radiator, built in drawers, storage cupboard. Double glazed window.

Garden
Landscaped garden to rear

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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