



## 96 Marina Crescent

Bootle, L30 1RS

**Asking price £200,000**

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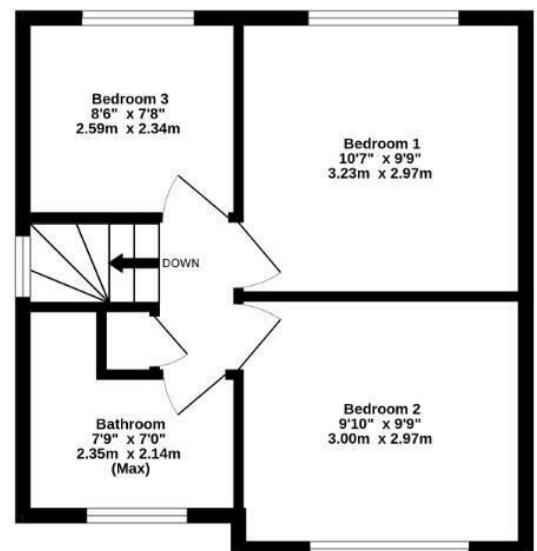
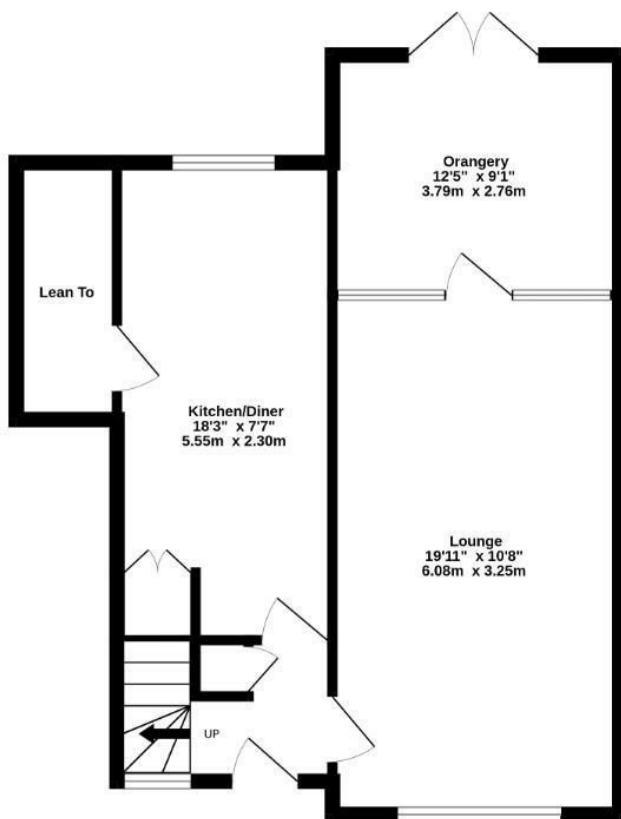
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GROUND FLOOR

FIRST FLOOR



MARINA CRESCENT LIVERPOOL

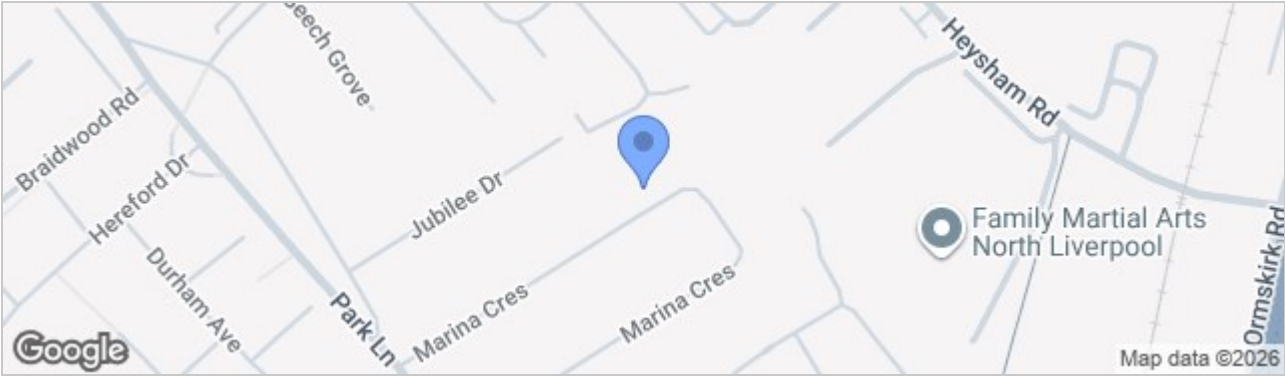
TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metropix ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metropix ©2025





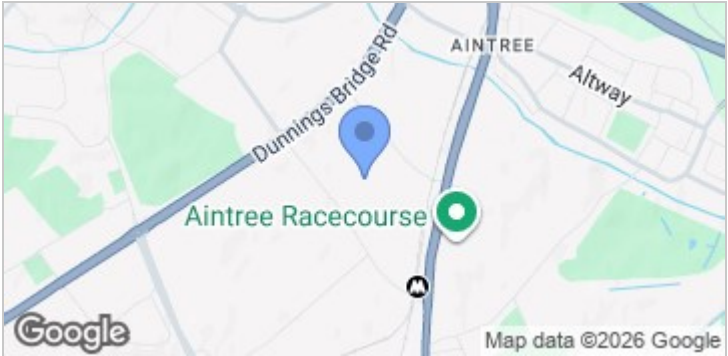
Road Map



Hybrid Map



Terrain Map



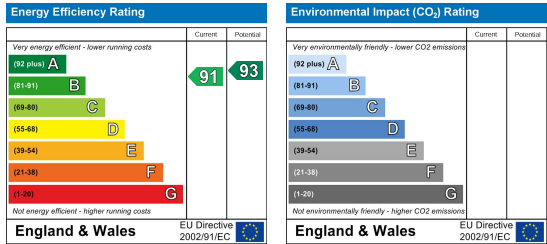
- **EXTENDED SEMI DETACHED HOME**
- **THREE BEDROOMS**
- **FRONT LOUNGE AND EXTENDED ORANGERY**
- **MODERN FITTED KITCHEN WITH PANTRY**
- **LANDSCAPED GARDEN**
- **STYLISH BATHROOM LESS THAN A YEAR OLD**
- **OFF ROAD PARKING**
- **10 SOLAR PANELS AND 8KW BATTERY**
- **GREAT LOCATION**

Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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