



34 Cumberland Gate

, Bootle, L30 7PZ

£170,000

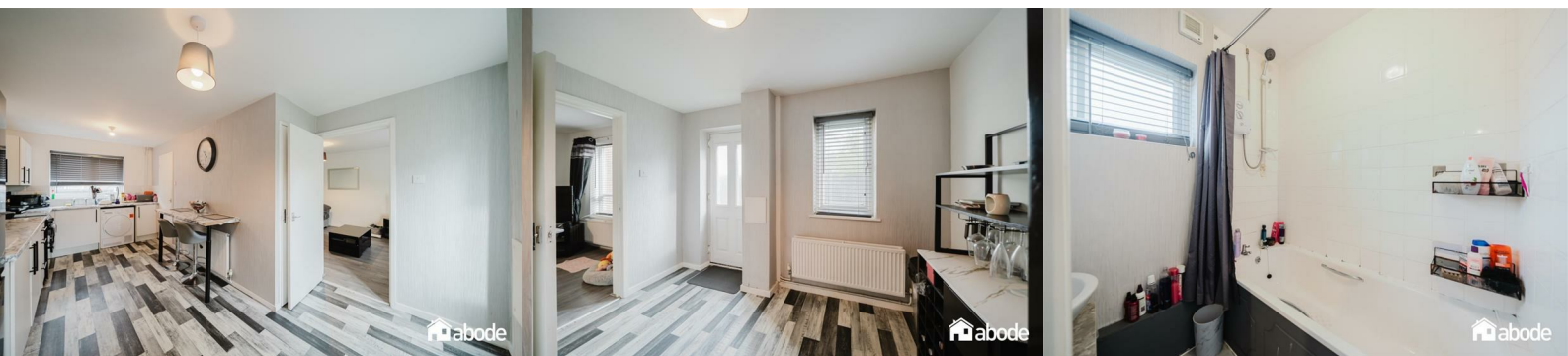


**** NO CHAIN **** A fabulous three-bedroom semi-detached home, ideally positioned on Cumberland Gate, L30, Bootle perfectly suited to first-time buyers looking to step onto the property ladder. This well-presented property offers generous living space throughout, complemented by gardens to both the front and rear.

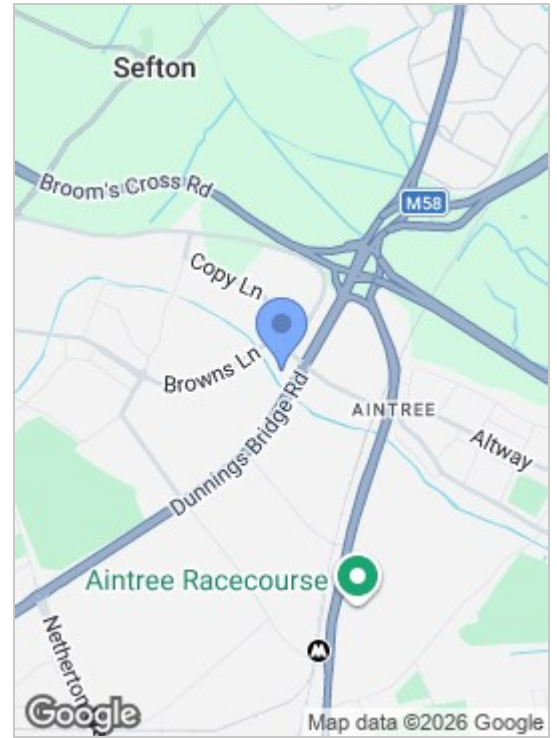
Upon entering, you are welcomed by a bright entrance hallway, complete with a useful storage cupboard, leading through to a spacious lounge. To the rear, the open-plan kitchen and dining room creates a sociable and practical hub of the home, ideal for modern lifestyles, with ample space for dining and direct access to the garden.

To the first floor, the property boasts three well-proportioned bedrooms. The family bathroom is complemented by a separate WC, adding further convenience.

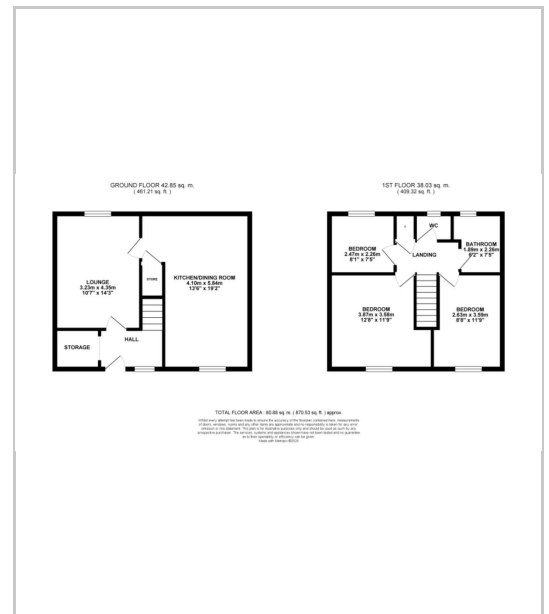
Ideally located, the property benefits from close proximity to a range of local schools, amenities, and excellent transport links.



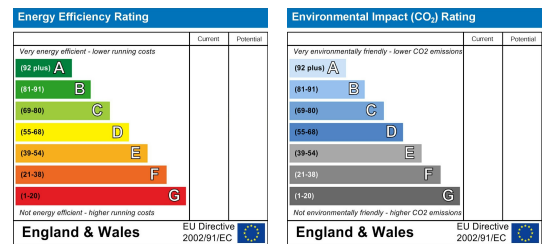
Area Map



Floor Plans



Energy Efficiency Graph



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.

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