



**53 Cambridge Road, Bootle, L20 9LF**  
**Offers over £110,000**

PROPERTY  
PERSPECTIVE

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

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Property Perspective are delighted to be able to present to you this well presented and maintained 3 bedroom mid terraced house, situated in Bootle. Benefiting from spacious living accommodation set over 2 floors, private modern kitchen and gas central heating.

The living accommodation briefly comprises of; lounge, dining room and kitchen. To the first floor 3 bedrooms and bathroom.

The area is ideally located for local amenities/shops and travel links, especially into Liverpool City Centre.

Leasehold - 868 years remaining

Ground rent - £2.50pa

Council tax band - A

### GROUND FLOOR

#### Lounge 13'1" x 10'7" (3.99m x 3.24m)

Carpet flooring with bay fronted window, curtains and blind

#### Dining area 12'1" x 10'10" (3.69m x 3.32m)

Carpet flooring with gas fireplace and blind

#### Kitchen 8'0" x 13'4" (2.45m x 4.07m)

High quality wood effect laminate flooring with access to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances. including oven, hob and hood

### FIRST FLOOR

#### Bedroom 12'11" x 11'4" (3.96m x 3.46m)

Carpet flooring with bay fronted window, fitted wardrobes and blind

#### Bedroom 12'1" x 7'10" (3.69m x 2.40m)

Carpet flooring with window to the rear elevation and blind

#### Bedroom 8'1" x 8'5" (2.47m x 2.58m)

Carpet flooring with window to the rear elevation and blind

#### Bathroom

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting, heated towel rail and blind

#### EXTERNAL

Private rear yard and roadside parking to the front of the property.