



St. Joans Close, Bootle, L20 4AD

£165,000

EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 2 bedroom semi-detached house, situated in Bootle!



45 St. Joans Close, Bootle, L20 4AD

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2 bedroom semi-detached house, situated in Bootle. Benefiting from modern decor throughout, private rear garden and gas central heating.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and WC/cloaks. To the first floor 2 bedrooms and bathroom.

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

FREEHOLD

Council tax band - A

GROUND FLOOR

Lounge 15'1" x 10'0" (4.62m x 3.05m)

Carpet flooring with curtains and blind

Diner Kitchen 8'0" x 13'5" (2.44m x 4.11m)

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

WC/cloaks

High quality wood effect laminate flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 13'6" x 10'2" (4.14m x 3.11m)

Carpet flooring with window to the front elevation, curtains and blind

Bedroom 13'0" x 7'4" (3.97m x 2.26m)

Carpet flooring with window to the rear elevation, curtains and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, radiator and blind

EXTERNAL

Private and well presented rear garden, enclosed by panel fencing and laid to lawn. Off-road parking to the front/side, capable of accommodating 2 vehicles.





