



13 Aldrins Lane, Bootle, L30 7PW
£220,000

PROPERTY
PERSPECTIVE

GROUND FLOOR

Lounge 12'4" x 13'5" (3.77m x 4.11m)

High quality wood effect laminate flooring with bay fronted window, shutter blind and French doors leading to the kitchen/diner

Kitchen/diner 10'4" x 15'8" (3.15m x 4.79m)

High gloss tile flooring with patio doors leading to the conservatory. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and dishwasher

Conservatory 15'3" x 8'8" (4.66m x 2.66m)

High quality wood effect laminate flooring with patio doors leading to the rear garden, spotlighting and blind

FIRST FLOOR

Bedroom 8'9" x 13'3" (2.68m x 4.06m)

Carpet flooring with window to the front elevation, shutter blind and fitted wardrobes

Bedroom 9'3" x 9'3" (2.82m x 2.83m)

Carpet flooring with window to the rear elevation and shutter blind

Bedroom 9'3" x 9'6" (2.82m x 2.90m)

High quality wood effect laminate flooring with window to the front elevation and shutter blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and spotlighting

EXTERNAL

Gated driveway to the front of the property, capable of accommodating 2/3 vehicles. Private block paved rear garden, enclosed by panel fencing with gated access to service road to the rear and single garage.