



## 11 Clairville Close, Bootle, Merseyside L20 7HQ

**£84,950**

Berkeley Shaw are pleased to present a 2 Bed Semi Detached House close to all local amenities IDEAL for First Time Buyers

The accommodation benefits from UPVC double glazing and gas central heating and comprises of porch, lounge, kitchen and conservatory to the ground floor. To the first floor there are two bedrooms and wet room.

The rear garden has the added advantage of further off road parking or hard standing for trailer or caravans together with a patio area, garden shed, power and an outside tap. The front garden is paved providing off road parking for two cars

There is NO CHAIN



## Porch

UPVC double glazed door with frosted side windows. Cupboard housing gas and electric meters. UPVC door to Lounge

## Lounge

15'5" x 12'1" (4.7 x 3.7)

UPVC double glazed window to front, radiator, wooden fire surround with marble inset and hearth with coal effect gas fire. Spiral staircase to first floor.

## Kitchen

12'1" x 7'10" (3.7 x 2.4)

Range of wall and base units, electric oven and hob, stainless steel sink and drainer, tiled floor and part tiled walls, new Logic Combi boiler, plumbed for washing machine. Double glazed window to rear and UPVC door to Conservatory

## Conservatory

9'6" x 9'2" (2.9 x 2.8)

Tiled floor, radiator, overlooking rear garden.

## Landing

Access via spiral staircase, radiator

## Bedroom 1

10'5" x 7'10" (3.2 x 2.4)

UPVC double glazed window to front, radiator, range of fitted wardrobes. Access to loft

## Bedroom 2

12'1" x 7'10" (3.7 x 2.4)

UPVC double glazed window to rear, radiator, fitted wardrobes and overhead cupboards

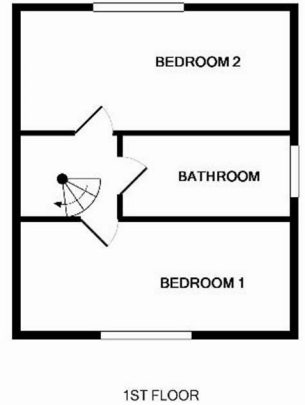
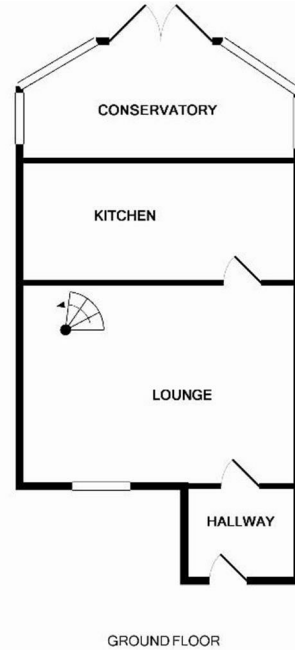
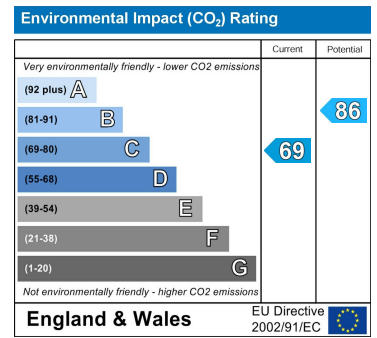
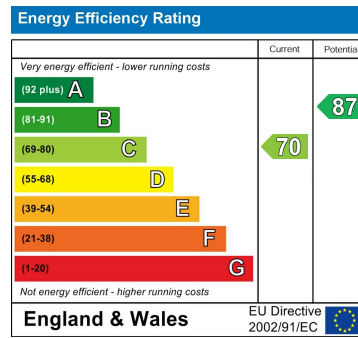
## Wet Room

7'10" x 4'11" (2.4 x 1.5)

UPVC double glazed frosted window to side. electric shower, vanity sink unit with mono block mixer tap, low level wc wall cupboard and extractor fan. Tiled walls

## Outside

Paved front garden with parking for 2 cars. Access to rear garden with additional hard standing for further vehicle, shrubs, flagged patio area, outside tap, power and a shed



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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