



11 Lawton Avenue, Bootle, Merseyside L20 0BH

£114,950

Berkeley Shaw Estate Agents are pleased to offer for sale this FULLY MODERNISED AND EXTENDED three bedroom SEMI DETACHED house situated in a popular residential area. This property would make an IDEAL STARTER HOME or INVESTMENT PROPERTY. Lawton Avenue is situated close to local shops, schools and transport links and is within easy access to Liverpool City Centre

The accommodation comprises: hall, lounge, extended fitted kitchen/ dining room and morning room. To the first floor there are three bedrooms and a shower room. To the outside there is a paved front garden an off road parking to the rear is a fully decked garden.

The property is offered with NO ONWARD CHAIN.



Porch

7'5" x 2'10" (2.284 x 0.8708)

UPVC door and windows wood effect vinyl flooring

Hallway

7'8" x 6'10" (2.347 x 2.088)

Wooden glazed front door, radiator and under stairs cupboard housing gas and electric merers

Lounge

10'0" x 19'4" (3.063 x 5.893)

UPVC double glazed splay bay window to front, radiator and inset electric fire. Opens to Kitchen diner

Kitchen diner

21'9" to longest point x 17'9" to widest point (6.642 to longest point x 5.412 to widest point)

L shaped kitchen diner with 3 Velux windows, UPVC double glazed French doors to rear garden, UPVC window to rear and frosted window to side, 2 radiators, Range of wall and base unite gas bog, electric oven, stainless steel single drainer sink with mixer tap, integrated Fridge Freezer, space for washing machine and dishwasher or dryer, Intergas boiler, inset lighting and wood effect vinyl flooring.

Landing

UPVC double glazed frosted window to front and loft access

Bedroom 1

11'9" x 9'4" (3.601 x 2.870)

UPVC double glazed splay bay window, radiator

Bedroom 2

9'4" x 7'2" (2.858 x 2.200)

UPVC double glazed window to rear, radiator

Bedroom 3

8'5" x 6'9" (2.590 x 2.062)

UPVC double glazed window to rear, radiator

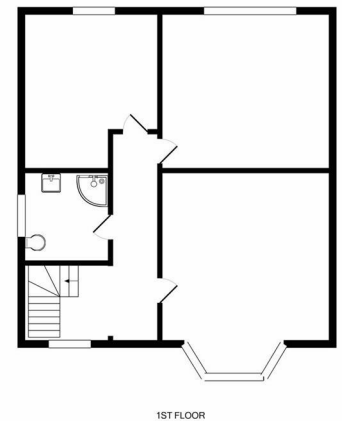
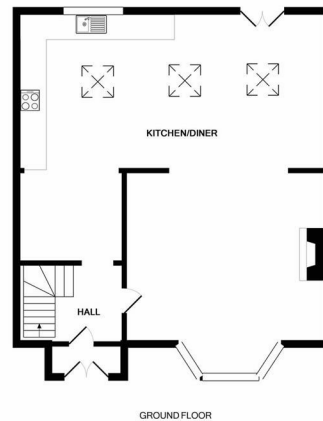
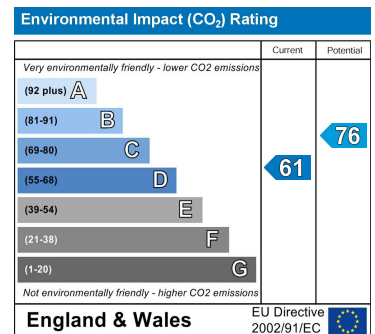
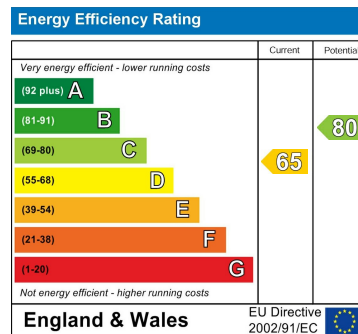
Family Shower Room

5'4" x 5'6" (1.636 x 1.697)

UPVC double glazed frosted window to side. walk in shower cubicle with mains shower, low level WC, pedestal wash hand basin, extractor fan and wood effect vinyl flooring

Outside

To the front of the house there is a flagged drive with off road parking and access to rear garden. To the rear of the property the garden is decked and has an exterior light



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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