



## 26 Cambridge Road, Bootle, Merseyside L20 9LG

£64,950

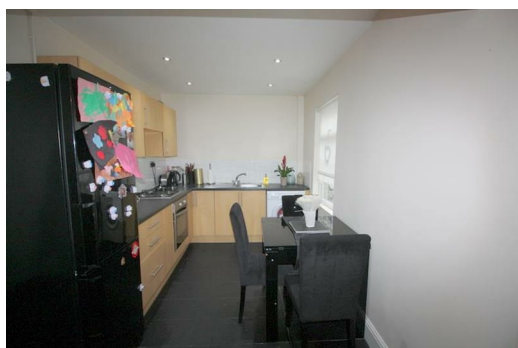
FIRST TIME BUYER HEAVEN or PERFECT INVESTMENT OPPORTUNITY?? This fully modernised 2 Bedroom Mid Terraced House is the perfect starter home. The property is conveniently located close to local amenities, transport links, parks and SCHOOLS.

This immaculately presented accommodation benefits from central heating and double glazing. The property comprises of vestibule, hallway, lounge, second reception room and fitted kitchen to the ground floor. To the first floor there are landing, two bedrooms, storage/ study room and family bathroom.

There is a paved yard the rear.

This property has NO CHAIN and is well suited to a couple or family, FANTASTIC INVESTMENT OPPORTUNITY.

Viewing is highly recommended.





## Front Exterior

Small walled boundary with iron railings, pathway to entrance door

## Vestibule

PVC Double glazed entrance door with double glazed window above, wooden glazed interior door

## Hallway

Carpet, radiator, staircase to first floor with banister rail and spindles, hallway opens in to lounge

## Front Reception

10'6" x 14'5" (3.205 x 4.406)

3 Double glazed windows, wall mounted feature electric fire, radiator and carpet

## Lounge

12'0" x 14'2" (3.666 x 4.333)

Double glazed french doors, wall mounted electric feature fire, radiator and carpet, lounge opens in to kitchen

## Kitchen

12'0" x 7'10" (3.662 x 2.411)

Double glazed window, tiled floor, part tiled walls, kitchen comprises of a range of fitted base and wall units with integrated gas hob, electric oven, stainless steel single drainer sink with mixer tap, plumbing for washing machine, space for tall fridge/freezer, access to under stairs storage cupboard

## Landing

Carpeted, open storage area with shelf, split landing

## Bedroom 1

14'2" x 12'0" (4.341 x 3.678)

2 PVC double glazed windows, radiator and carpets

## Bedroom 2

9'1" x 12'0" (2.780 x 3.678)

PVC double glazed window, radiator and carpet

## Storage Room / Study

4'5" x 5'0" (1.360 x 1.532)

Single glazed wooden framed window, wood effect laminate flooring, boiler Rapid32 combination boiler fitted June 2017 with guarantee

## Bathroom

7'3" x 7'11" (2.223 x 2.430)

PVC double glazed window, chrome heated ladder towel rail, extractor fan, three piece bathroom suite comprising of bath with mixer tap and shower, sink with mixer tap and low level w.c.

## Rear Yard

walled boundary with paved yard

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		43
(55-68) D		
(39-54) E		42
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		42
(55-68) D		
(39-54) E		42
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

