



65 Barberry Crescent, Bootle, Merseyside L30 7RS

£134,950

FIRST TIME BUYER HEAVEN or PERFECT INVESTMENT OPPORTUNITY?? This modernised 2 Bedroom Semi Detached Property is the perfect starter home. The property is conveniently located close to motorway and transport links, schools and a 5 minute drive to Aintree Retail Park. This immaculately presented accommodation benefits from central heating and double glazing. The property comprises of hallway, lounge, fitted kitchen diner and conservatory to the ground floor. To the first floor there are landing, two bedrooms and family bathroom.

Driveway for OFF ROAD PARKING to front, garden to the rear with laid lawn and patio area. .

This property is well suited to a couple, family or INVESTMENT OPPORTUNITY for a Buy to let.

Viewing is highly recommended.



Front Exterior

Laid Lawn, pathway to entrance door, driveway parking for 2 cars

Hallway

Composite part glazed entrance door, carpet, staircase to first floor

Lounge

13'9" x 9'9" (4.205 x 2.973)

Double glazed window, radiator, carpet

Kitchen Diner

12'10" x 9'9" (3.931 x 2.973)

Double glazed window, radiator laminate flooring to dining area, tiled flooring to kitchen area, range of fitted wall and base units with single drainer sink, integrated Zanussi electric oven, gas hob, extractor hood, plumbing for washing machine, plumbing for slimline dishwasher, Boiler, under stairs walk in storage cupboard, double glazed wooden french door in to conservatory.

Conservatory

11'9" x 11'2" (3.584 x 3.404)

Double glazed windows and french doors, radiator, laminate flooring

Landing

Double glazed window, loft access (Boarded and pull down loft ladder), carpet

Bedroom 1

11'0" x 12'11" (3.370 x 3.945)

Double glazed window, large storage cupboard with water cylinder, radiator, carpet, large fitted mirrored wardrobes

Bedroom 2

6'5" x 9'9" (1.963 x 2.994)

Double glazed window, radiator, large fitted mirrored wardrobes, carpet

Bathroom

6'6" x 6'2" (1.987 x 1.881)

Fully tiled walls, vinyl floor, three piece suite including bath with combination shower over, low level w.c. pedestal wash basin, radiator

Rear Garden

Paved patio area, laid lawn, planted borders

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

Environmental Impact (CO ₂) Rating		
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