



77 Westfields Drive, Bootle, Merseyside L20 6GJ

Guide Price £125,000

BERKELEY SHAW are pleased to offer for sale this THREE BEDROOM family home, situated within this popular residential area, close to local schools, shops and transport links. The property is approximately 8 years old and offers well presented accommodation that briefly comprises of entrance hallway, downstairs WC, lounge, kitchen dining room, three bedrooms, family bathroom and enclosed rear garden. An internal inspections is highly recommended.



Entrance Hallway

Double glazed door into the entrance hallway. Door to lounge and WC. Hard wearing flooring.

WC

With WC and hand wash basin.

Lounge

14'11" x 12'6" (4.55 x 3.82)

Double glazed window to front. Radiator. Laminate flooring.

Kitchen Dining Room

14'11" x 9'4" (4.55 x 2.86)

Fitted with a modern range of base and wall units with complimenting work surfaces over incorporating stainless steel sink unit with mixer tap. Built in oven, hob and extractor. Space for freestanding appliances. Double glazed window to rear. Double glazed doors opening on to the patio area of the rear garden. Radiator.

First Floor

Double glazed window to side. Doors off to bedrooms and bathroom.

Bedroom One

9'10" x 8'2" (3.01 x 2.51)

Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom Two

10'6" x 8'2" (3.21 x 2.50)

Double glazed window to rear. Radiator.

Bedroom Three

6'7" x 6'5" (2.03 x 1.97)

Double glazed window to rear. Radiator.

Family Bathroom

Fitted with a suite comprising panel bath, hand wash basin and WC. Double glazed obscured window to front.

Rear Garden

The rear garden is laid mainly to patio with decked area for sitting out.

