



36 Richmond Crescent, Bootle, Merseyside L30 6YE Offers In Excess Of £159,950

What an Opportunity to purchase a 3 BEDROOM SEMI DETACHED property as your ideal family home.

This property is set within a delightful, quiet crescent and just a short walk to Marian Square, Switch Island Shopping Park, and ideally located near to the motorway network this is an excellent property to set up home in.

Externally the property benefits from a private driveway and lovely gardens laid to lawn in both the front and rear.

To the ground floor is a porch, hallway, 'through lounge, kitchen and conservatory.

To the first floor are 3 bedrooms, and bathroom.

This property has recently been upgraded in part and is ready to move in to.

Viewings are strictly by appointment via Berkeley Shaw on 0151 924 6000 or email info@berkeleyshaw.com



Porch

6'6" x 2'7" (2.0 x 0.8)

UPVC double glazed porch with tiled flooring

Hall

5'10" x 4'11" (1.8 x 1.5)

radiator

Through Lounge

24'11" x 11'1" (7.6 x 3.4)

UPVC double glazed window to front, fire surround with gas fire inset and radiator, under stairs storage. Through to dining area with UPVC double glazed patio doors to conservatory, radiator.

Kitchen

9'10" x 7'6" (3.0 x 2.3)

UPVC double glazed window to rear, range of wall and base units with stainless steel sink and mixer tap, plumbed for washing machine, electric cooker point, space for fridge freezer, radiator, part tiled walls and tiled flooring

Conservatory

9'10" x 9'10" (3.0 x 3.0)

with tiled flooring

Landing

UPVC double glazed window

Bedroom 1

11'9" x 8'6" (3.6 x 2.6)

UPVC double glazed window, radiator

Bedroom 2

12'9" x 9'6" (3.9 x 2.9)

UPVC double glazed window, radiator

Bedroom 3

9'2" x 7'2" (2.8 x 2.2)

UPVC double glazed window, radiator and storage cupboard housing hot water tank and emersion heater

Family Bathroom

7'6" x 5'10" (2.3 x 1.8)

UPVC double glazed frosted window to rear, panelled bath with shower over, low level WC, wash hand basin with storage beneath, chrome ladder radiator, fully tiled walls and floor

Outside

Off road parking for 2 car, to the rear of the property there is a patio area and lawned area

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		
	EU Directive 2002/91/EC	
England & Wales		

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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. www.berkeleyshaw.com

