



91 Westfields Drive, Bootle, Merseyside L20 6GJ

Offers In Excess Of £260,000

Why not view this well-presented four-bedroom detached property???? An ideal home for a family or someone moving up the property chain. The accommodation is spacious throughout. to the ground floor the property has an open plan kitchen/dining room, the lounge has French doors to the paved part of a generous, well kept garden. The garage has also been converted and is currently being used as a play room. On the first floor are four good-sized double bedrooms an en-suite and a family bathroom. Outside is a beautiful garden, with a large lawn and patio area,. To the front of the property is a large, private driveway and a lovely garden.



Front Exterior

Tarmac driveway for 3 vehicles with paved path to entrance door. There is also the added bonus of 2 electric charging points.

Hallway

16'8" x 6'6" (5.1 x 2.0)

Entrance Door, tiled floor, radiator, staircase to first floor and access to understairs storage cupboard (1.4 x 0.7)

Downstairs W.C.

5'2" x 2'11" (1.6 x 0.9)

UPVC Double glazed window, tiled flooring, single radiator, low level W.C. wash hand basin.

Lounge

15'1" x 13'9" (4.6 x 4.2)

UPVC Double glazed french doors, wood effect laminate flooring, radiator

Playroom

16'4" x 7'6" (5 x 2.3)

UPVC Double glazed window, radiator, carpet

Kitchen Diner

24'7" x 7'6" (7.5 x 2.3)

UPVC Double glazed window to front and rear of the room, composite exterior door, Kitchen comprises of a range of fitted base and wall units, integrated Gas hob, Integrated Cooker, plumbing for washing machine, space for fridge freezer, part tiled around surfaced, Single drainer sink with mixer taps.

Landing

9'10" x 5'6" (3.0 x 1.7)

Carpet, Airing Cupboard (1.5 x 0.7)

Bedroom 1

13'1" x 13'9" (4.0 x 4.2)

UPVC Double glazed window, radiator, carpet, fitted wardrobe

Ensuite Shower Room

6'2" x 4'11" (1.9 x 1.5)

UPVC Double glazed window, Tiled floor, part tiled walls, walk in shower cubical with shower, low level w.c. pedestal wash basin, radiator

Landing

9'10" x 5'6" (3.0 x 1.7)

Family Bathroom

7'6" x 7'2" (2.3 x 2.2)

UPVC Double glazed window, Tiled floor, part tiled walls, walk in shower cubical with electric shower, paneled bath, low level w.c. pedestal wash basin, radiator

Bedroom 2

10'5" x 7'6" (3.2 x 2.3)

UPVC Double glazed window, radiator, carpet,

Bedroom 3

10'5" x 7'2" (3.2 x 2.2)

UPVC Double glazed window, radiator, carpet,

Bedroom 4

11'1" x 9'6" (3.4 x 2.9)

UPVC Double glazed window, radiator, carpet,

Rear Exterior

Paved patio and low maintenance artificial grass.

