# **BerkeleyShaw**

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## 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,

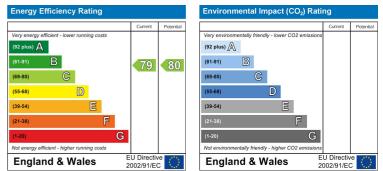
#### Bedroom 4

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.





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