



19 Staley Drive, Bootle, Merseyside L20 6FG

Asking Price £175,000

We are pleased to offer this well presented 3 bedroom semi-detached property, situated in a popular family orientated area. The property is conveniently located close to major transport links, schools, leisure centre and shops.

This property enjoys front and rear gardens and a drive.

To the ground floor there is a generous reception room and a modern fitted kitchen/diner and a w/c.

To the first floor Three bedrooms and a family bathroom, the master bedroom also has a stunning en-suite shower room

To View call Berkeley Shaw on 0151 924 6000



Entrance Hall

Cloakroom / WC

Low level WC, pedestal sink with mirrored unit, laminate floor

Lounge

12'11" x 12'2" (3.96 x 3.71)

UPVC double glazed bay window, radiator, laminate floor

Kitchen / Diner

16'9" x 3'10" (5.11 x 1.17)

Range of wall and base units, oven with gas hob and extractor fan, stainless steel sink with mixer tap, space for washing machine, space for fridge freezer, UPVC double glazed window, UPVC double glazed patio doors leading to rear garden, radiator, laminate floor

Stairs to First Floor

Bedroom 1

9'3" x 9'3" (2.84 x 2.84)

UPVC double glazed window, fitted wardrobes, radiator

En Suite

9'4" x 4'0" (2.85 x 1.22)

Walk in Shower, fully tiled.

Bedroom 2

8'11" x 7'1" (2.72 x 2.16)

UPVC double glazed window, radiator

Bedroom 3

9'8" x 8'9" (2.97 x 2.69)

UPVC double glazed window, radiator


Family Bathroom

6'11" x 6'3" (2.11 x 1.91)

Low level WC, Pedestal sink, T shaped bath with mixer tap and overhead shower, UPVC double glazed window, tiled walls and floor.

Outside

To the front there is a garden with driveway. The rear has a sunny garden with patio 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		
England & Wales		EU Directive 2002/91/EC 

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		
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