



6 Fairlie Crescent, Bootle, L20 6EW

Offers Over £210,000

Welcome to Fairlie Crescent, Bootle – Your Perfect New Home Awaits!

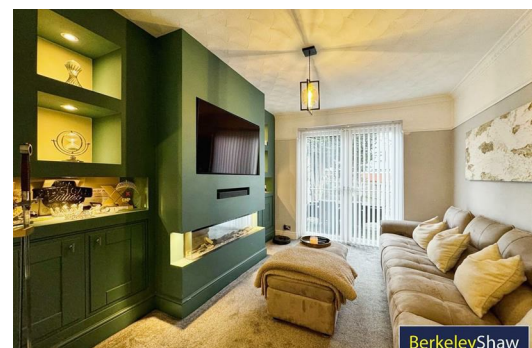
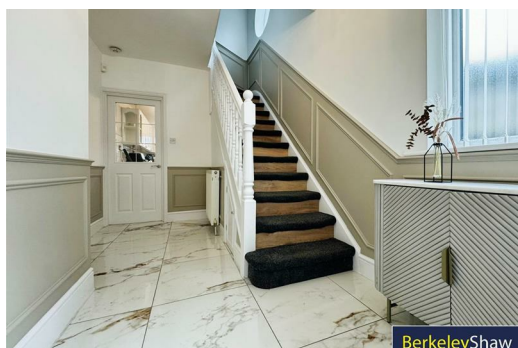
This delightful three-bedroom semi-detached house on Fairlie Crescent offers the ideal setting for your next move. With easy access to the M57/M58 motorway networks and Liverpool City Centre, commuting is a breeze, making it perfect for both work and leisure.

As you enter, you're welcomed by an inviting entrance hall with wood panelling, leading to a beautifully presented through living/dining room. This stylish space is enhanced with an impressive media wall and French doors that open out to a decked area – perfect for relaxing or entertaining. The well-appointed kitchen features a range of integrated appliances, completing the ground floor layout.

Upstairs, you'll find three generously sized bedrooms, with the master offering fitted wardrobes for added convenience. The modern shower room is a standout feature, boasting an impressive walk-in shower. Further benefits of this brilliant property include gas central heating and double glazing throughout, ensuring comfort and efficiency. Externally, the property offers a spacious front garden with driveway parking and a detached garage. The rear garden is equally inviting, with a decked area ideal for BBQs, and a lawned area perfect for outdoor activities.

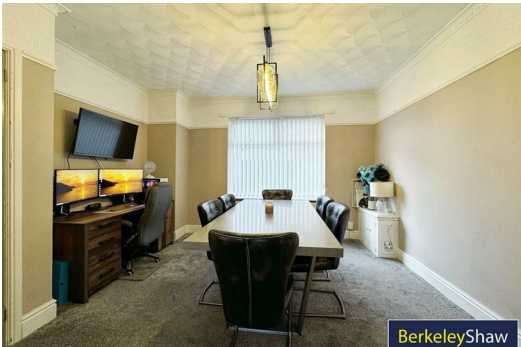
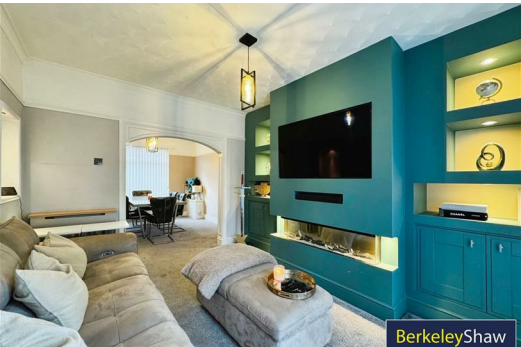
Whether you're a first-time buyer, a growing family, or someone looking to downsize, this home provides the space and flexibility to suit your needs.

Don't miss out – contact us today to arrange a viewing before this fantastic property is snapped up by a lucky buyer!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



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