



**BerkeleyShaw**

## 41 St. Joans Close, Bootle, L20 4AD

### Offers Over £150,000

**FREEHOLD** Nestled in the charming area of St. Joans Close, Bootle, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned **DOUBLE** bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the house is practical and functional, ensuring that every corner is utilised effectively. There is a well equipped breakfast kitchen with breakfast bar and space for all the family to dine together. A handy downstairs WC saves all those trips upstairs.

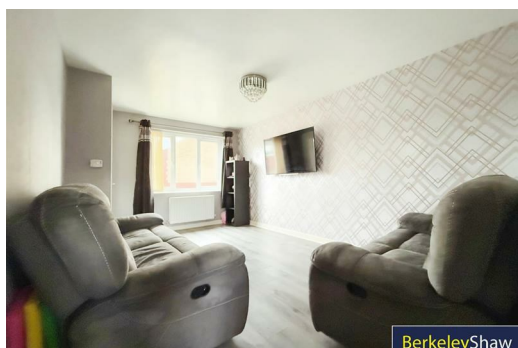
Upstairs the bathroom is modern and stylish having been upgraded by the current owners. Outside to the rear is a family friendly grass lawn garden.

Situated in Bootle, residents will benefit from a variety of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing access to public transport links that make commuting to nearby cities a breeze.

This semi-detached house in St. Joans Close is a fantastic opportunity for anyone looking to settle in a friendly community with all the conveniences of modern living. Don't miss the chance to make this lovely property your own.



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Hall

Lounge

Breakfast Kitchen

Downstairs WC

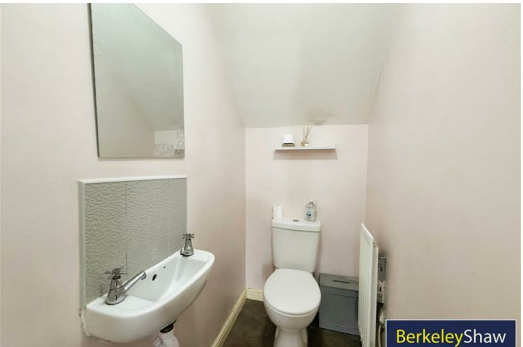
Bedroom 1

Bedroom 2

Family Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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