



## 87 Chester Avenue, Bootle, L30 1QW

### Asking Price £130,000

A FREEHOLD Three-Bedroom Terraced Home with Superb Potential and large garden NO CHAIN

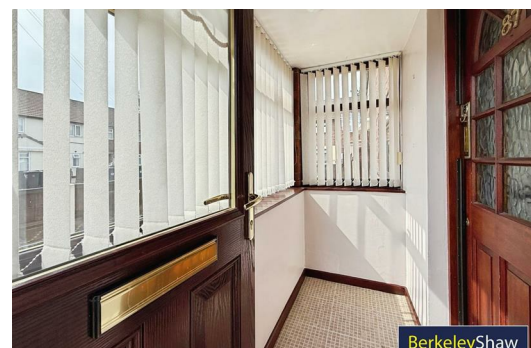
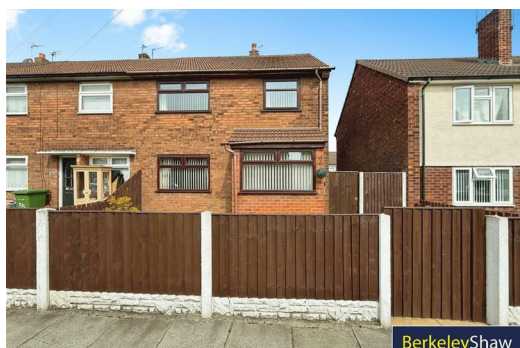
Offered to the market with no onward chain, this delightful three-bedroom terraced property has been "lovingly owned and maintained by the same family since it was built" — a true testament to its warmth and character. Situated on a quiet, well-established residential street, this home boasts generous proportions throughout\* and offers "fantastic scope for modernisation and future improvement."

Step inside to discover a bright and airy dual-aspect lounge, perfect for family relaxation, and a spacious dining kitchen with views over the rear garden — ideal for everyday living and entertaining. Upstairs, you'll find three well-sized bedrooms, two doubles and a single along with a separate WC and bathroom, which offer the potential to be knocked through to create a luxury family bathroom, should you wish.

Externally, the property continues to impress. The large rear garden is a true highlight, featuring well-stocked, mature borders and plenty of space for play, gardening, or simply unwinding outdoors. To the front, the garden area offers the possibility of "creating off-road parking" with the "removal of existing fencing" (subject to relevant permissions).

With potential to extend (STPP) and the benefit of NO CHAIN, this well-presented home is ideal for first-time buyers or a growing family looking to put their own stamp on a much-loved property. While some elements would benefit from updating, the home has been extremely well cared for and offers an excellent foundation for further enhancement.

Early viewing is highly recommended.





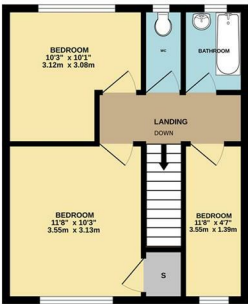
- Porch
- Lounge
- Kitchen/Dining Room
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Garden

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 <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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metaphor C2025



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