



6 Maryland Grove, Bootle, L20 7AQ

£350,000

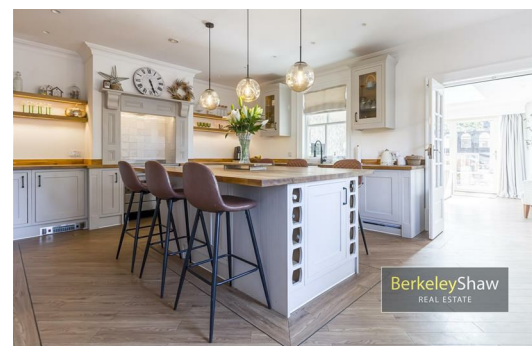
Exceptional Three-Bedroom Detached Home with beautiful gardens & garden room – Maryland Grove, Bootle

Set behind secure electric gates, this completely unique three-bedroom detached residence on Maryland Grove offers an outstanding blend of style, space and quality. Finished to the highest standard throughout, the property has been thoughtfully designed to provide the perfect balance of family living and impressive entertaining space.

The main house opens into a striking entrance hall that sets the tone for the home's elegant interior. At the heart of the property is a stunning fitted kitchen, complete with an impressive centre island, a full range of integrated appliances, and generous storage. With ample space for dining around the island, this kitchen is as functional as it is stylish. Flowing seamlessly from here is the bright and airy family room, where natural light floods in through a ceiling lantern and bifolding doors that open out to the garden. A spacious sitting room, featuring a beautiful fireplace, completes the ground floor.

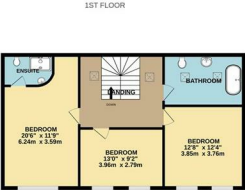
Upstairs, the impressive landing leads to three well-proportioned double bedrooms. The master bedroom benefits from a contemporary en-suite shower room, while the family bathroom boasts a luxurious free-standing bath – a perfect retreat at the end of the day.

The outside space has been designed with both relaxation and entertaining in mind. A raised flagged sitting area with pergola provides the ideal setting for al fresco dining, while the generous lawned garden is perfect for

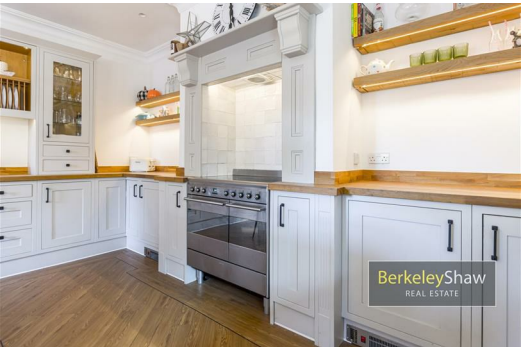


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items 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 a guide only. prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency for any given.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

