



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

Offers Over £165,000

Stylish, Move-In Ready Home — Perfect for First Buyers, Investors & Downsizers

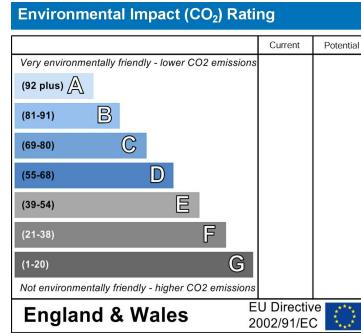
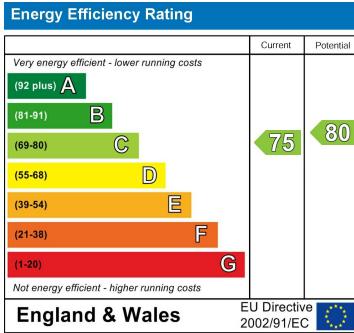
This immaculately presented semi-detached home offers a fantastic opportunity for first-time buyers, investors looking to benefit from strong rental demand, or downsizers seeking stylish, low-maintenance living in a well-connected location.

The accommodation is thoughtfully arranged and beautifully finished, featuring newly fitted LVT flooring that adds a modern touch throughout the ground floor. A welcoming lounge provides the perfect space for relaxing or entertaining, while the impressive kitchen diner forms the heart of the home — ideal for everyday living and social occasions. French doors open directly onto the rear garden, creating a seamless indoor-outdoor feel, and a handy ground floor WC adds everyday practicality.

Upstairs, the property offers two generous double bedrooms, both bright and comfortable, providing versatile space along with a modern three-piece bathroom complete with wood paneling.

Externally, the home continues to impress with a good-sized landscaped rear garden, perfect for entertaining, gardening, or unwinding outdoors. To the front, there is off-street parking along with a useful garage featuring an up-and-over door, offering excellent storage potential or scope to create a practical utility area.

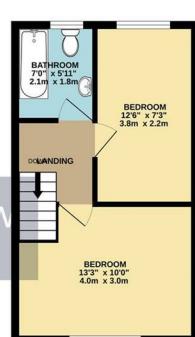




GROUND FLOOR

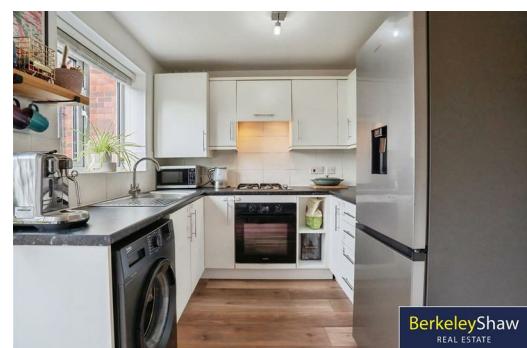
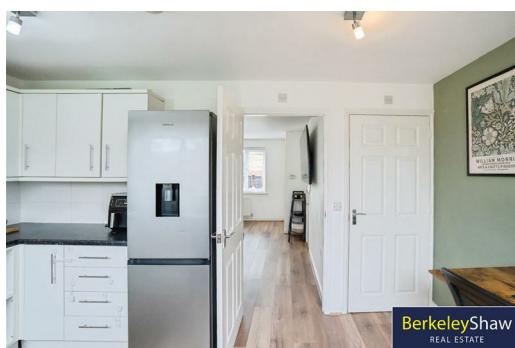


1ST FLOOR



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REAL ESTATE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective purchasers are advised to make their own investigations.



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