



2 Barbour Drive, Bootle, Merseyside. L20 0DU

Offers Over £110,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO CHAIN DELAY...Colette Gunter Estate Agents are pleased to offer for sale this THREE bedroom end terraced house which is in need of modernisation and presents the ideal opportunity for first time buyers or buy to let investors. The property is situated in a popular established location of Bootle and is within close proximity of local amenities including local schools, transport links and local shops.

FEATURES

- IDEAL FOR FTB or BTL INVESTORS
- END TERRACED
- LOUNGE
- DINING KITCHEN
- THREE BEDROOMS
- BATHROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND A
- GARDENS & OFF ROAD PARKING
- NO CHAIN



ROOM DESCRIPTIONS

Hall

U.P.V.C framed double glazed door.

Lounge

11' 9" into recess x 14' 9" (3.58m x 4.50m) U.P.V.C. framed double glazed window to front; feature fireplace fitted with gas fire.

Dining Kitchen

15' 4" x 9' 2" (4.67m x 2.79m) Base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; space for cooker; plumbing for automatic washing machine; U..P.V.C. framed double glazed window to rear; door to:

Outer Porch

7' 9" x 4' 0" (2.36m x 1.22m) Door to rear garden; door to outhouse.

First Floor

Landing

U.P.V.C. framed double glazed window to side; loft access; cylinder/linen cupboard.

Bedroom No. 1

8' 2" x 12' 6" (2.49m x 3.81m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 2

8' 5" x 11' 8" (2.57m x 3.56m) U.P.V.C. framed double glazed window to front.

Bedroom No. 3

6' 9" x 9' 3" (2.06m x 2.82m) U.P.V.C. framed double glazed window to rear.

Bathroom

6' 6" x 6' 2" (1.98m x 1.88m) Suite comprising panelled bath; wall mounted waash hand basin; low level W.C.; part tiled walls; U.P.V.C. framed double glazed window to front with obscure glass.

Outside

Front Garden

Laid to lawn with driveway providing off road parking and timber gate access to rear.

Rear Garden

Enclosed, fenced and laid to lawn with patio area.

PLEASE NOTE

In accordance with the Estate Agents Act 1979, Section 21, I hereby give notice that the Executors of this property are related to someone who is a Director of Colette Gunter Estate Agents.

PLEASE NOTE

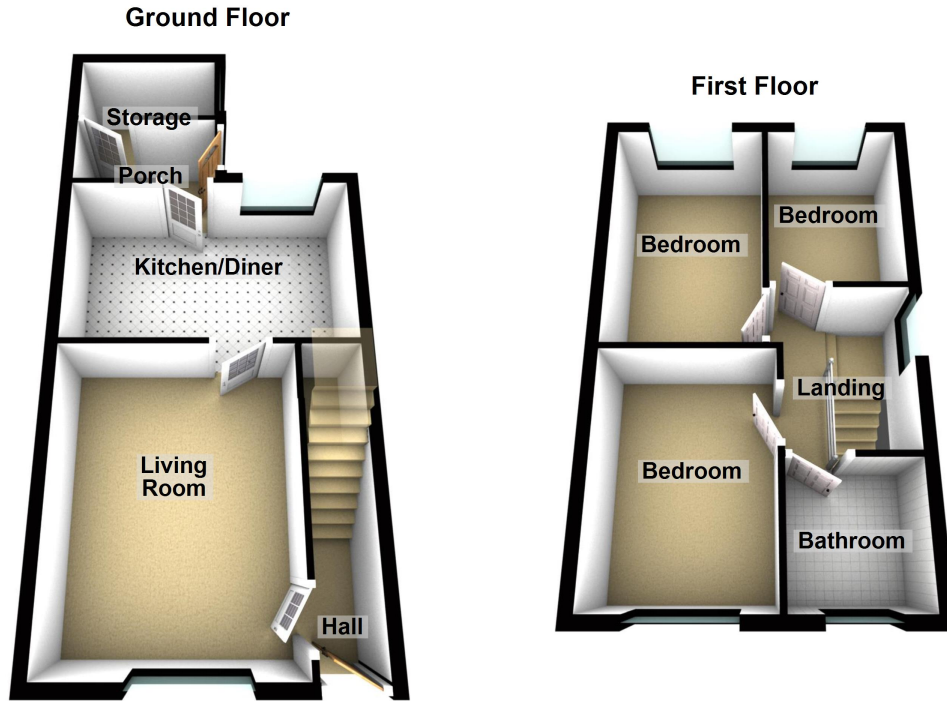
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







FLOORPLAN & EPC



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	