



## 7 Hardy Close, Bootle, L20 6GN

**£300,000**

Welcome to this splendid detached house located in the peaceful cul-de-sac of Hardy Close, Bootle. This modern residence, built in 2017, offers a generous living space of 1,011 square feet, making it an ideal family home.

As you enter, you will find two well-proportioned reception rooms that provide ample space for relaxation and entertaining. The lounge is inviting and bright, and the dining room is open to the modern fitted kitchen.

The property boasts three comfortable bedrooms, with the master bedroom featuring an en-suite bathroom for added convenience and privacy. The additional two bedrooms are versatile and can be used as guest rooms, children's rooms, or even a home office, depending on your needs.

Outside, the property is complemented by well-maintained gardens at both the front and rear, providing a lovely outdoor space for children to play or for you to enjoy a quiet moment in the sun. The driveway offers parking for two vehicles, ensuring that you and your guests have easy access.

This spacious and modern home in Orrell Park is not to be missed. Viewings are highly recommended to fully appreciate the quality and comfort this property has to offer.

### Hallway

Having stairs to first floor, double radiator, under stairs storage cupboard

### Front Lounge

16'0" x 10'11" (4.89m x 3.34m )



Having uPVC double glazed bay window, double radiator.

### Ground floor W.C.



With frosted glass double glazed window, tiled floor, radiator, pedestal wash hand basin

### Modern fitted kitchen open to dining room

18'1" x 10'11" (5.53m x 3.34m)



With tiled floor, range of matching wall and base units with rolled edged work surfaces, single drainer sink unit with mixer tap, electric oven, four ring gas hob, plumbed for washing machine, uPVC double glazed window to rear elevation, double radiator, double glazed patio doors leading to rear garden area.

### 1st floor landing

With loft access, double radiator, double glazed window

### Front bedroom 1

10'11" x 8'9" (3.33m x 2.67m )



With fitted wardrobes with sliding mirrored door, double radiator, uPVC double glazed window to front elevation.

### En-suite



With built in shower cubicle, low level W.C., pedestal wash and basin, low level W.C., radiator, frosted glass double glazed window. Tiled walls.

### Rear Bedroom 2

11'7" x 9'1" (3.55m x 2.79m)



Having double radiator, double glazed window to rear elevation,

### Rear Bedroom 3

11'3" x 8'9" (3.45m x 2.67m)



With double glazed window to rear elevation, double radiator.

### Modern family bathroom

6'9" x 6'3" (2.06m x 1.93m)



With three piece white suite comprising of panelled bath, low level W.C., pedestal wash hand basin, frosted glass double glazed window to front elevation.

## Front Garden

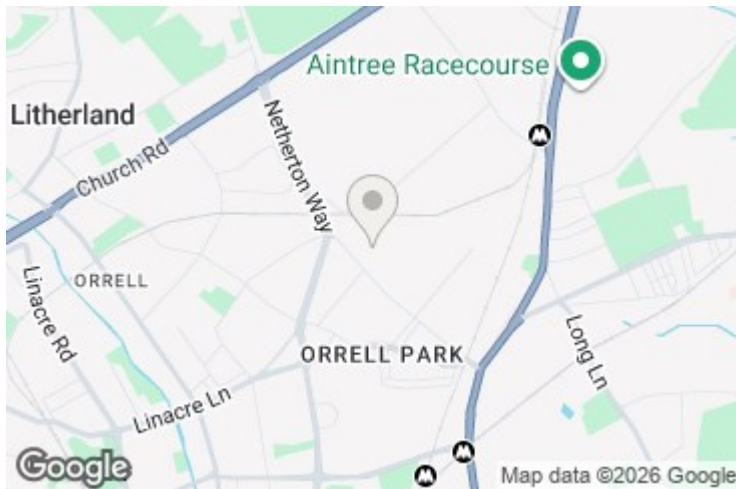


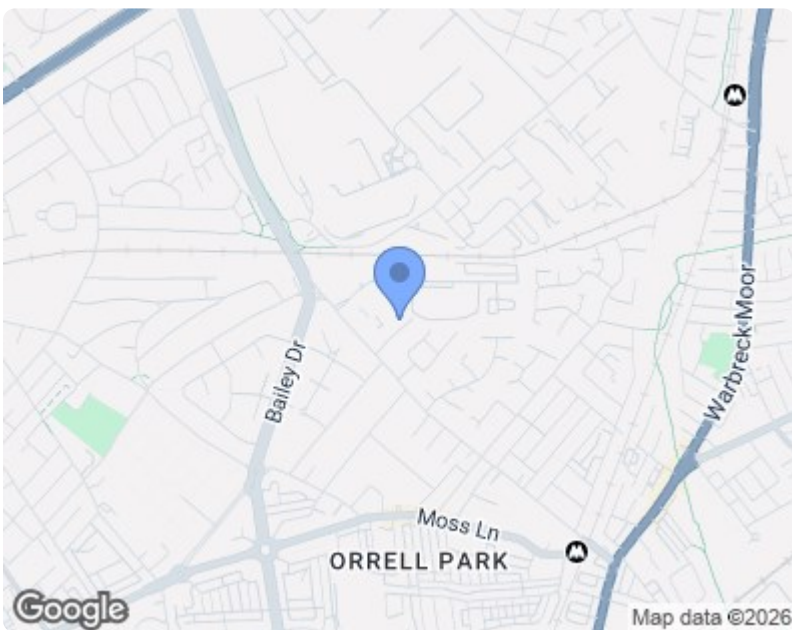
With planting borders and established trees and shrubs, tarmac off road parking for several cars.

## Rear Garden



With paved patio area and stairs down to lawned area, fenced boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	