



**37 St. Joans Close, Bootle, L20 4AD**  
**Offers Over £160,000**

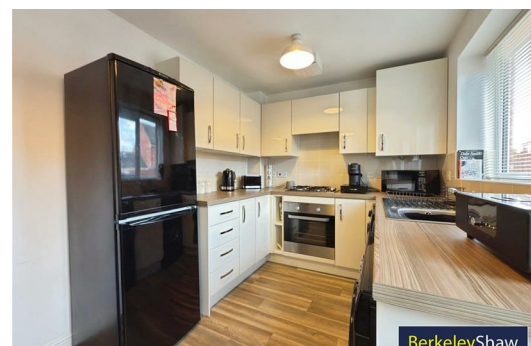
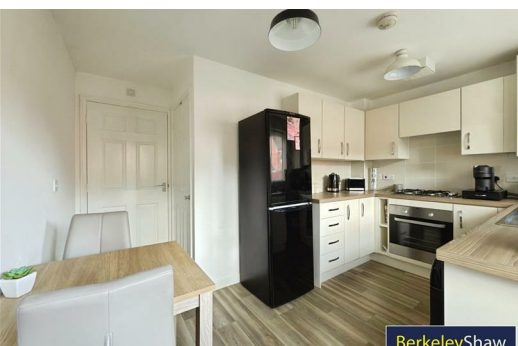
This IMMACULATE semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts TWO well-proportioned DOUBLE bedrooms, providing ample space for relaxation and rest. The inviting LOUNGE serves as a perfect space, ideal for entertaining guests or enjoying quiet winter evenings at home.

The house is in pristine condition, allowing you to move in without the need for any immediate renovations. With no chain involved, the purchasing process is made even more straightforward, ensuring a smooth transition into your new home. Some furniture items may be included if required.

One of the standout features of this property is the good-sized landscaped garden, which offers a delightful outdoor space for gardening enthusiasts or families looking to enjoy the fresh air. This garden provides a wonderful opportunity for outdoor activities, barbecues, or simply unwinding in a tranquil setting.

Located in a friendly neighbourhood, this home is conveniently situated close to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience.

In summary, this semi-detached house in St. Joans Close is a remarkable find, combining modern living with a welcoming atmosphere. Do not miss the chance to make this lovely property your new home.



## Hall

Ideal for coats and shoes, alarm, door to lounge and downstairs WC

## Downstairs WC

Handy to save going upstairs with WC, sink and window to the side.

## Lounge

14'3" x 12'3" (4.35 x 3.74)

A spacious and welcoming room with dual aspect windows to front and side. Stairs to first floor and door through to Breakfast Kitchen.

## Kitchen/Breakfast Room

12'4" x 12'4" (3.78 x 3.76)

Stylish and modern kitchen with a range of base and high level fitted cupboards with gas hob and under fan oven, over extractor. Walnut style work surfaces, stainless steel sink and drainer with window to rear garden. Back door to rear garden. Understairs storage cupboard.

## Bathroom

6'8" x 5'2" (2.05 x 1.59)

## Bedroom 1

12'4" x 10'9" (3.76 x 3.30)

DOUBLE with window to the front aspect and fitted carpet.

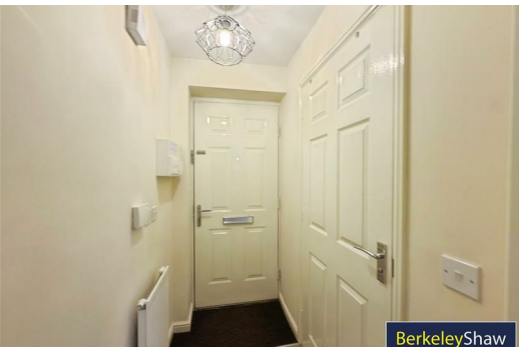
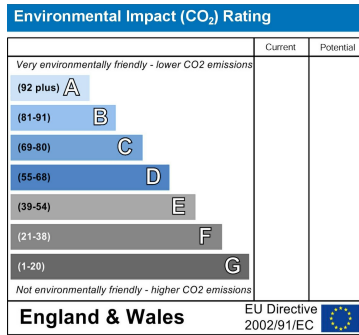
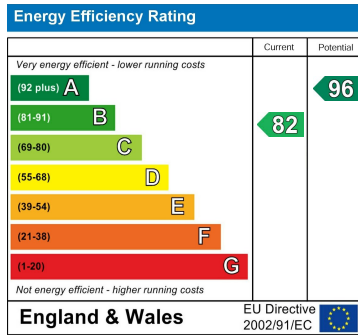
## Bedroom 2

12'4" x 8'1" (3.76 x 2.47)

DOUBLE with window to the rear aspect with built in storage cupboard, fitted carpet.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other parts are approximate and the responsibility taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any professional purchase. The agents, authors and publishers shall not be held liable for any guarantee as to their suitability or otherwise for the plan. Made with Metaphor 2022



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