



## 22 Bridge Lane, Bootle, Merseyside L30 3SW

£145,000

An ideal property for a FIRST TIME BUYER to purchase an ideal starter home in a popular residential area within close proximity of local schools, amenities and transport links. This Three Bedroom family home, situated on a corner plot, enjoys gardens to front, side and rear.

This centrally heated and double glazed property comprises of a porch, spacious lounge with feature fireplace, fitted kitchen. To the first floor there are three bedrooms and a family bathroom. The property also benefits from secure off road parking and a garage.

Please contact Berkeley Shaw on 0151 924 6000 to arrange your viewing.



## Porch

UPVC double glazed door and window

## Hall

Laminate flooring and radiator

## Lounge

9'2" x 23'3" (2.8 x 7.1)

UPVC double glazed window, feature fire and surround, wooden floor, radiator and UPVC double glazed french doors to garden

## Kitchen

6'2" x 22'3" (1.9 x 6.8)

galley style kitchen, wall and base units, radiator, dining area, UPVC double glazed door and window - integrated electric oven, gas hob, lino floor

## Landing

## Master Bedroom

9'6" x 9'2" (2.9 x 2.8)

UPVC double glazed window, radiator, fitted wardrobes

## Bedroom Two

10'9" x 10'9" (3.3 x 3.3)

UPVC double glazed window, radiator

## Bedroom Three

11'9" x 5'10" (3.6 x 1.8)

UPVC double glazed window, radiator

## Bathroom

Low level WC , sink with vanity unit, bath with shower overhead, towel ladder radiator, fully tiled walls and floor, UPVC double glazed window.

## Garage

