



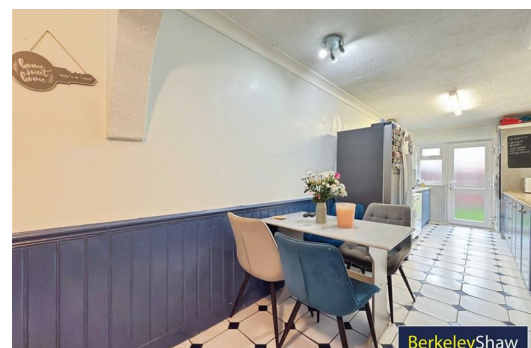
22 Bridge Lane, Bootle, L30 3SW
Asking Price £170,000

A well-presented three-bedroom semi-detached home set on a generous corner plot, complete with a large garage featuring a mechanic's inspection pit. The property offers gardens to the front, side and rear, providing plenty of outdoor space.

Inside, the dining kitchen runs the full length of the house, offering excellent room for everyday family use. The lounge-dining room benefits from sliding patio doors that open directly onto the sunny rear garden, along with a focal gas living-flame fireplace that adds warmth and character. Upstairs is a modern bathroom, two double bedrooms and a well-proportioned single bedroom.

This property is ideal for first-time buyers, home mechanics seeking a practical workspace, and investors looking for an attractive yield in a popular and convenient area.

LEASEHOLD
Ground Rent £10 per Annum
999 years
Start 03/12/1968
Expires 03/12/2967
968 Years Remaining



Hall

Lounge

23'8" x 10'9" (7.23 x 3.30)

Focal gas living flame fireplace, sliding patio doors

Kitchen/Diner

19'4" x 7'11" (5.90 x 2.42)

Bedroom 1

12'10" x 9'7" (3.92 x 2.93)

DOUBLE - window to the front aspect, wood effect laminate flooring.

Bedroom 2

10'10" x 10'9" (3.31 x 3.30)

DOUBLE - Window to the rear aspect.

Bedroom 3

12'10" x 6'0" (3.92 x 1.85)

SINGLE - Window to the front aspect, wood effect laminate flooring.

Bathroom

8'0" x 7'11" (2.44 x 2.42)

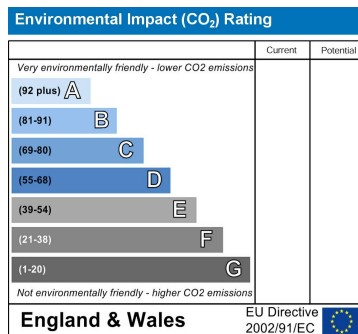
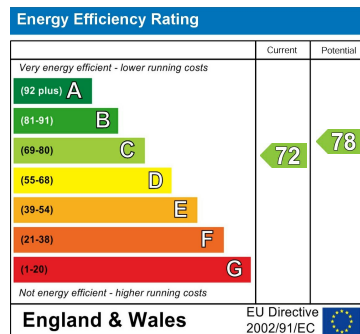
Garage

15'8" x 15'3" (4.79 x 4.65)

Wider at one end than a single garage with Mechanics Inspection Pit, ideal for those wanting to work on vehicles.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, rooms etc. are given as approximate and responsibility is taken for any errors. Prospective purchasers should verify the accuracy of the floorplans and measurements by visiting the property in person. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency at the time of sale.



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