



75 Merton Road, Bootle, L20 7AP

£1,150 PCM

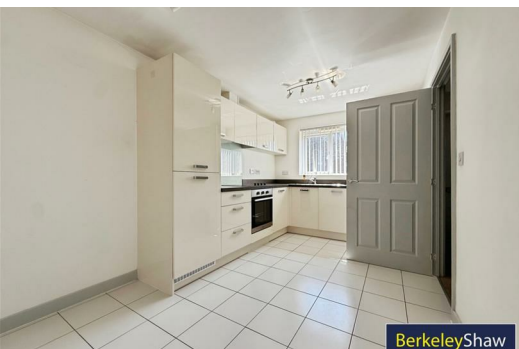
To let a three-bedroom semi-detached house in Bootle, offered in good condition and well suited to families.

The property provides a separate reception room with large windows and direct access to the garden, creating a pleasant outlook to the outdoor space, which also includes a BBQ area. The kitchen includes built-in pantries, good natural light, and space for both dining and a breakfast area, supporting everyday family living. A ground floor WC adds convenient facilities on the lower level.

Upstairs, the master double bedroom benefits from an en-suite. A two double bedrooms provide flexible accommodation. The main bathroom includes a free-standing bath and rain shower, with an additional shower room featuring a rain shower, offering three bathrooms in total. The home has an EPC rating of C and falls within Council Tax Band B. Parking is available.

The house is situated in an urban area of Bootle with access to local amenities, nearby schools and nearby parks. Bootle New Strand station is within easy reach, providing regular services into Liverpool city centre in around 10–15 minutes, as well as connections towards Southport and other Merseyrail destinations. Local bus routes further enhance public transport options across north Liverpool and surrounding districts.

Residents can access nearby green spaces and local high-street facilities, including shops and everyday services, making this a practical base for family life with good transport links and community infrastructure.



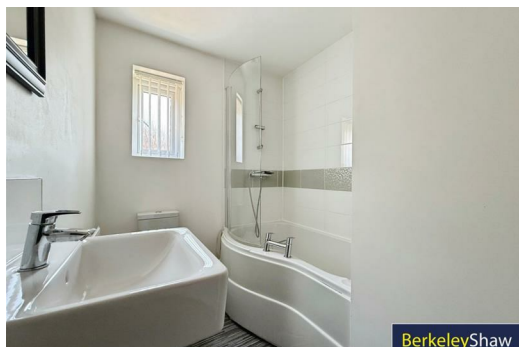
- Entrance hallway
- Lounge
- Kitchen
- Ground floor w/c
- Landing
- Bedroom 1 (Master)
- Bedroom 1 (ensuite)
- Bedroom 2
- Main Bathroom
- Bedroom 3
- Front Exterior
- Back Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

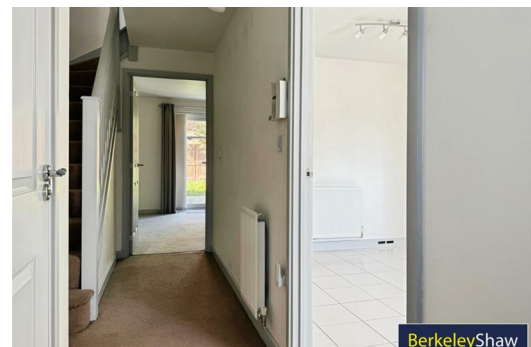
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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