



BerkeleyShaw

22 Westfields Drive, Bootle, L20 6GL

£210,000

Immaculate Three-Bedroom Semi-Detached Home – Turnkey Condition

Built in 2011 by Bellway and presented in immaculate, move-in-ready condition, this superb three-bedroom semi-detached property is ideal for first-time buyers seeking a turnkey home with nothing to spend.

The property is conveniently located close to Aintree Retail Park, the world-famous Aintree Racecourse, and Bootle Golf Club, offering excellent local amenities and transport links.

The ground floor features a welcoming lounge with a bright bay window, creating a light and comfortable living space. To the rear is a spacious dining kitchen, re-fitted four years ago and finished to an excellent standard. The kitchen benefits from a breakfast bar and patio doors opening onto a sunny rear garden, perfect for entertaining and family life.

Upstairs, the master bedroom boasts a modern en-suite shower room, while the stylish family bathroom includes a full-size bath and was re-fitted 3 years ago. There is a second well-proportioned double bedroom and a third single bedroom, ideal for a home office, nursery, or guest room.

Externally, the property offers driveway parking to the front for two cars and a well-maintained rear garden enjoying a sunny aspect.



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw

Hall

Downstairs WC

6'3" x 3'7" (1.93 x 1.10)

Lounge

15'5" x 12'10" (4.71 x 3.92)

Kitchen/Dining Room

10'7" x 15'8" (3.23 x 4.79)

Bedroom 1

12'2" x 8'11" (3.73 x 2.72)

Ensuite Shower

5'6" x 6'3" (1.69 x 1.92)

Bedroom 2

9'1" x 9'2" (2.77 x 2.80)

Bedroom 3

9'3" x 6'7" (2.82 x 2.01)

Family Bathroom

5'10" x 6'0" (1.80 x 1.84)

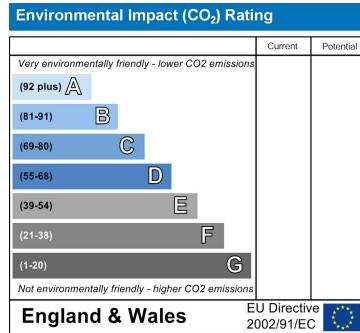
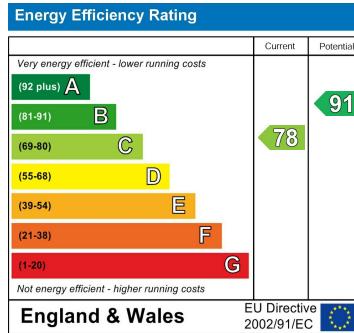
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and is not to scale. It is intended for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or remaining useful life.

Made with Metripro (2020)



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

