



**22 Westfields Drive, Bootle, L20 6GL**  
**£210,000**

**\*\*Immaculate Three-Bedroom Semi-Detached Home – Turnkey Condition\*\***

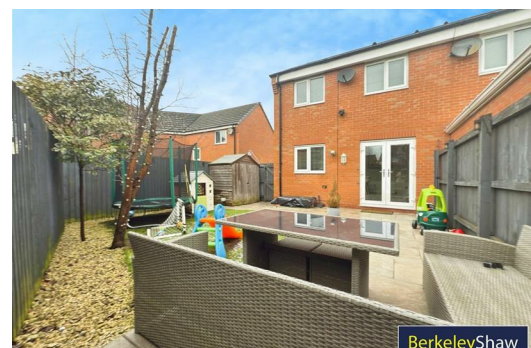
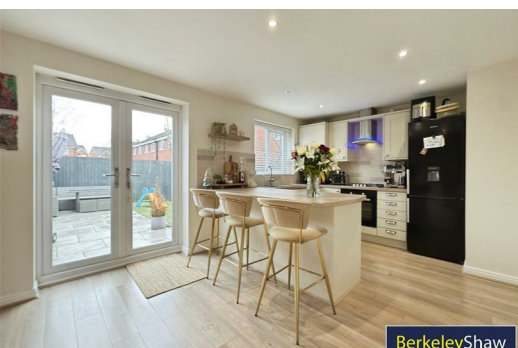
Built in 2011 by Bellway and presented in immaculate, move-in-ready condition, this superb three-bedroom semi-detached property is ideal for first-time buyers seeking a turnkey home with nothing to spend.

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.





## 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

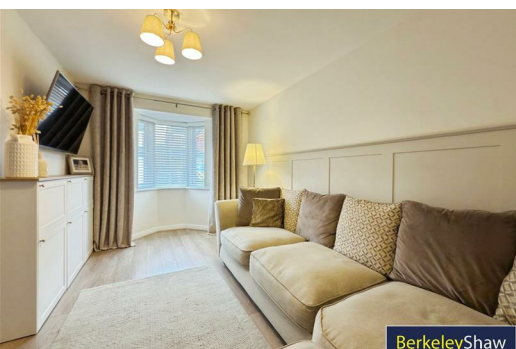
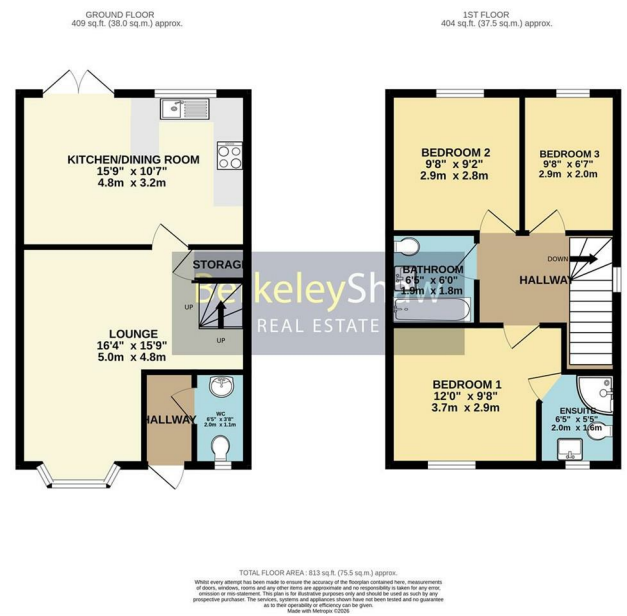
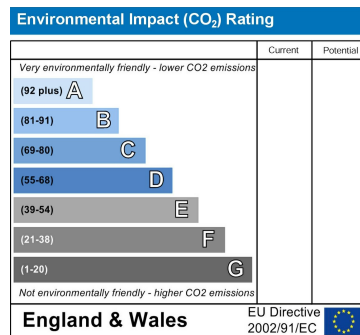
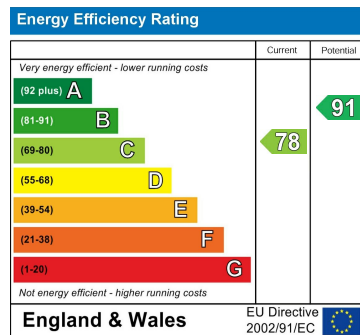
9'1" x 9'2" (2.77 x 2.80)

### Bedroom 3

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

## Family Bathroom

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



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