



BerkeleyShaw

54 Swifts Lane, Bootle, L30 2RH

Offers Over £170,000

This much-improved, well-presented 4 BEDROOMS END-TERRACE family home offers spacious and versatile accommodation, perfect for growing families not wanting to carry out any works. Thoughtfully enhanced by the current vendor, this property provides a comfortable and convenient living environment, ready to move into in a popular area with FIRST TIME BUYERS.

To the front of the property, a DRIVEWAY provides off-road PARKING for two vehicles, adding everyday practicality. Inside, the home features a large, bright lounge, offering plenty of space to relax and entertain, leading through to a sunny conservatory with PATIO DOORS to the garden—an ideal spot to enjoy views of the garden all year round.

The heart of the home is the MODERN dining kitchen, designed with a central BREAKFAST ISLAND that provides additional seating and preparation space, making it perfect for family meals and social gatherings. Upstairs, there are four well-proportioned bedrooms, offering flexible living space for families, guests, or those needing a home office. A stylish bathroom in neutral black and white including full-size bath and over shower.

Outside, the property benefits from an FAMILY FRIENDLY easy-maintenance rear garden with artificial lawn, creating a neat and usable outdoor space without the upkeep. Additional features include a handy DOWNSTAIRS WC, ideal for busy family life and visiting guests.

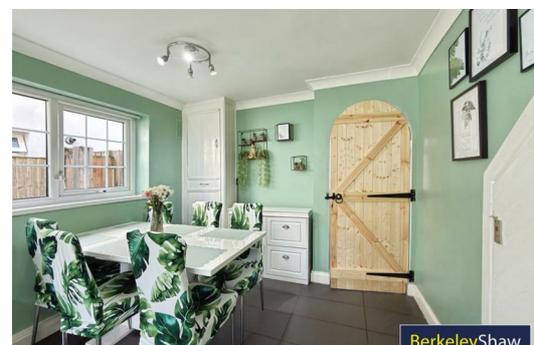
Overall, this fantastic home combines space, practicality, and family-friendly living, making it an ideal choice for buyers seeking a comfortable, move-in-ready home in a convenient location for LIVERPOOL CITY CENTRE and MOTORWAYS for COMMUTERS.



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Hall

Lounge

20'2" x 11'5" (6.16 x 3.50)

Kitchen/Dining Room

14'7" x 12'9" (4.46 x 3.90)

Conservatory

8'10" x 8'9" (2.70 x 2.69)

Downstairs WC

6'9" x 5'6" (2.06 x 1.69)

Bedroom 1

11'5" x 10'9" (3.50 x 3.30)

DOUBLE

Bedroom 2

10'8" x 9'4" (3.26 x 2.86)

DOUBLE

Bedroom 3

9'0" x 6'7" (2.76 x 2.02)

SINGLE

Bedroom 4

9'0" x 7'7" (2.76 x 2.32)

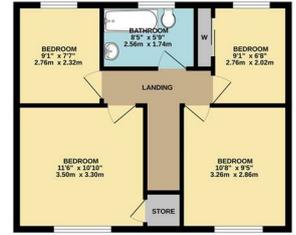
SINGLE

Bathroom

8'4" x 5'8" (2.56 x 1.74)

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in the drawings. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
Made with Metropen (2020)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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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