



BerkeleyShaw
REAL ESTATE

46 St. Joans Close, Bootle, L20 4AD

Offers Over £165,000

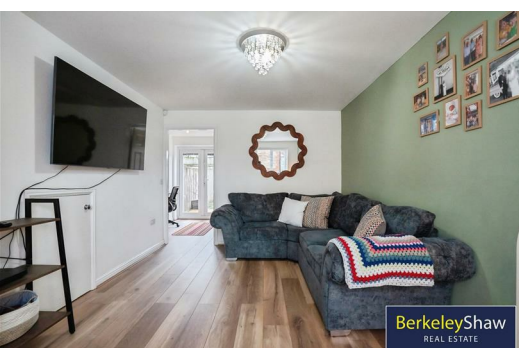
Stylish, Move-In Ready Home — Perfect for First Buyers, Investors & Downsizers

This immaculately presented semi-detached home offers a fantastic opportunity for first-time buyers, investors looking to benefit from strong rental demand, or downsizers seeking stylish, low-maintenance living in a well-connected location.

The accommodation is thoughtfully arranged and beautifully finished, featuring newly fitted LVT flooring that adds a modern touch throughout the ground floor. A welcoming lounge provides the perfect space for relaxing or entertaining, while the impressive kitchen diner forms the heart of the home — ideal for everyday living and social occasions. French doors open directly onto the rear garden, creating a seamless indoor-outdoor feel, and a handy ground floor WC adds everyday practicality.

Upstairs, the property offers two generous double bedrooms, both bright and comfortable, providing versatile space along with a modern three-piece bathroom complete with wood paneling.

Externally, the home continues to impress with a good-sized landscaped rear garden, perfect for entertaining, gardening, or unwinding outdoors. To the front, there is off-street parking along with a useful garage featuring an up-and-over door, offering excellent storage potential or scope to create a practical utility area.



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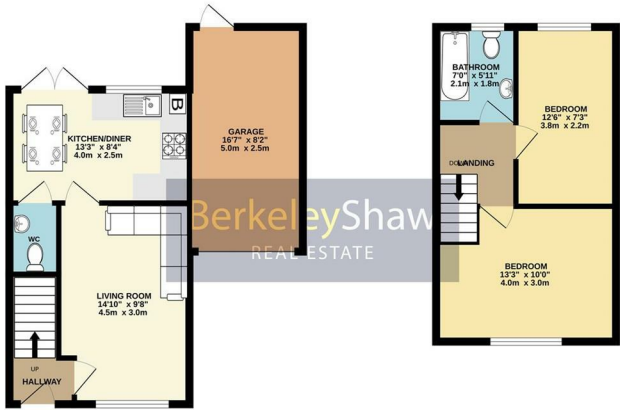
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	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

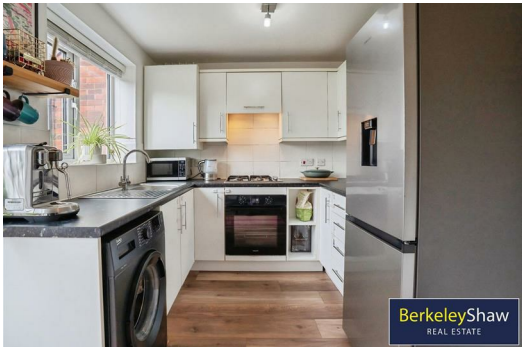
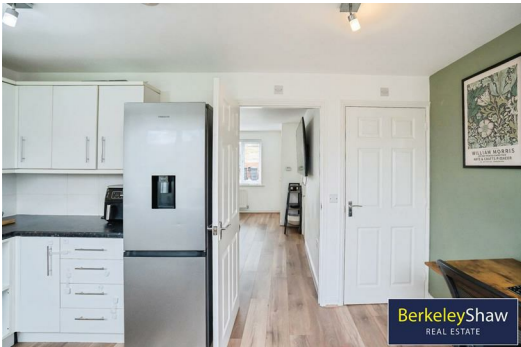
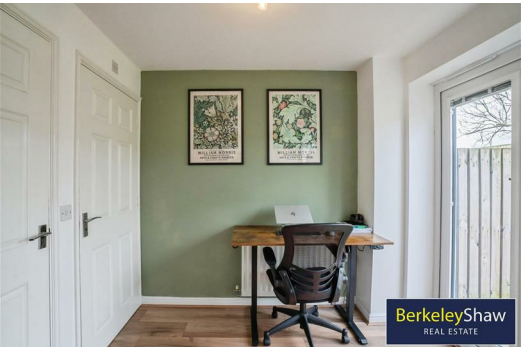
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, room and any other parts are approximate and no responsibility is taken for any errors or omissions in the information. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.
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