



## 6 Fairlie Crescent, Bootle, L20 6EW

### Offers Over £210,000

Welcome to Fairlie Crescent, Bootle – Your Perfect New Home Awaits!

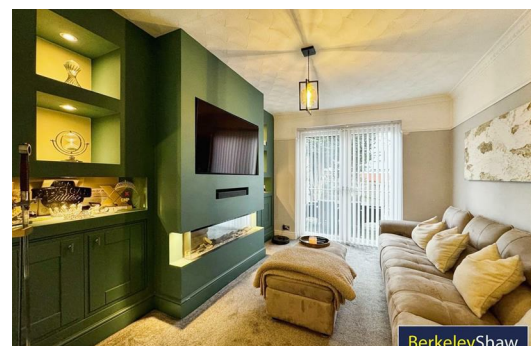
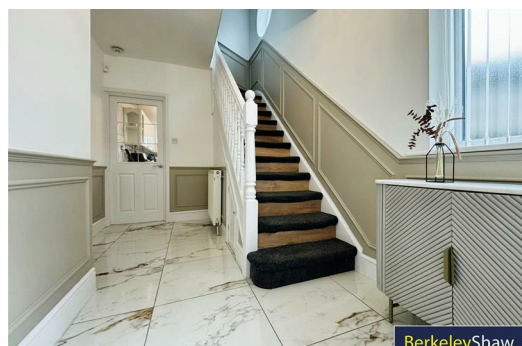
This delightful three-bedroom semi-detached house on Fairlie Crescent offers the ideal setting for your next move. With easy access to the M57/M58 motorway networks and Liverpool City Centre, commuting is a breeze, making it perfect for both work and leisure.

As you enter, you're welcomed by an inviting entrance hall with wood panelling, leading to a beautifully presented through living/dining room. This stylish space is enhanced with an impressive media wall and French doors that open out to a decked area – perfect for relaxing or entertaining. The well-appointed kitchen features a range of integrated appliances, completing the ground floor layout.

Upstairs, you'll find three generously sized bedrooms, with the master offering fitted wardrobes for added convenience. The modern shower room is a standout feature, boasting an impressive walk-in shower. Further benefits of this brilliant property include gas central heating and double glazing throughout, ensuring comfort and efficiency. Externally, the property offers a spacious front garden with driveway parking and a detached garage. The rear garden is equally inviting, with a decked area ideal for BBQs, and a lawned area perfect for outdoor activities.

Whether you're a first-time buyer, a growing family, or someone looking to downsize, this home provides the space and flexibility to suit your needs.

Don't miss out – contact us today to arrange a viewing before this fantastic property is snapped up by a lucky buyer!



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (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 |           |

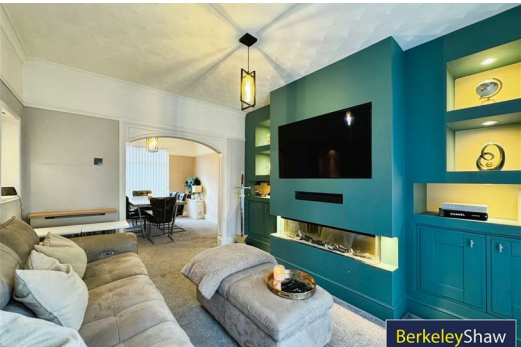
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 85        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

GROUND FLOOR

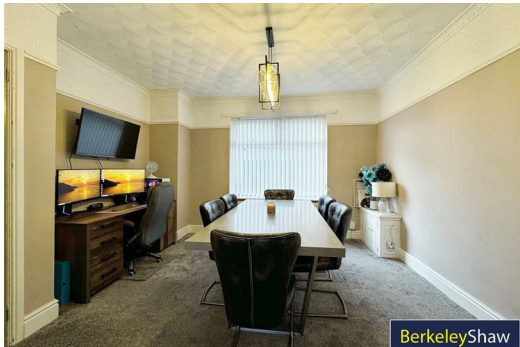
1ST FLOOR



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 errors or omissions on this information. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The fixtures, systems and appliances shown here are not being sold and no guarantee is given as to their operability or efficiency in the future.  
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