



BerkeleyShaw

6 Charlock Close, Bootle, L30 7RX

Asking Price £230,000

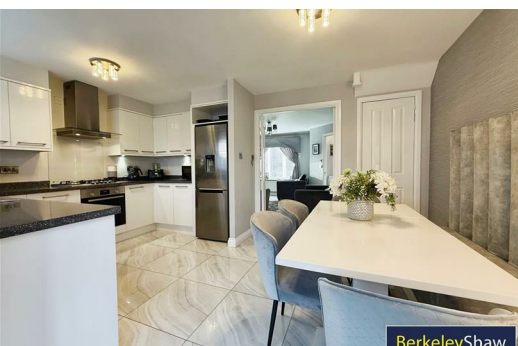
Located in a quiet close near to Copy Lane, this delightful three bedroom semi-detached house was built in 1999, boasting a generous living space of 1,163 square feet, making it an ideal home for families or those seeking extra space. With Leeds to Liverpool canal views to the front this is ideal for those with dogs and/or who enjoy walking along the waterside.

Having only one owner since being built this has been lovingly maintained and upgraded with an insulated, tiled roof conservatory and landscaped rear garden (one of largest on the development) to include, outdoor lighting, artificial grass lawn and stone paved patio.

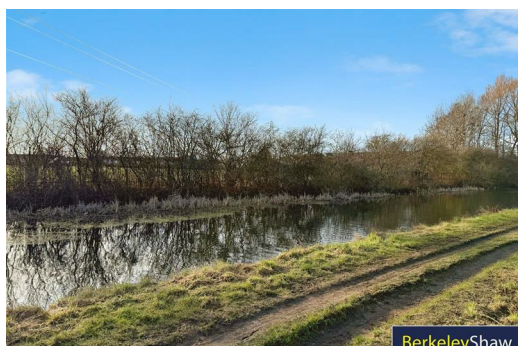
The kitchen/dining room has been opened up to create the perfect space for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a seamless flow between spaces. The house features three well-proportioned bedrooms, providing ample accommodation for everyone. Additionally, there is a downstairs WC, ensuring convenience and privacy for all occupants.

The property is designed to meet the needs of contemporary living, with a focus on functionality and style. Outside, you will find parking available for two vehicles, a valuable asset in today's busy world.

Situated in a peaceful neighbourhood, this home is well-connected to local amenities, excellent schools, and Motorways and a short commute to Liverpool City Centre, making it an excellent choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property presents a wonderful opportunity to create lasting memories in a lovely setting. Don't miss the chance to make this charming house your new home.



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Hall
5'3" (1.61)

Lounge
15'3" x 12'9" (4.66 x 3.89)

Kitchen/Dining Room
15'8" x 10'11" (4.80 x 3.34)

Conservatory
6'3" x 9'6" (1.92 x 2.92)

Downstairs WC
6'3" x 3'4" (1.92 x 1.02)

Bedroom 1
12'0" x 10'1" (3.68 x 3.08)

Bedroom 2
11'5" x 9'7" (3.50 x 2.94)

Bedroom 3
9'3" x 7'5" (2.84 x 2.28)

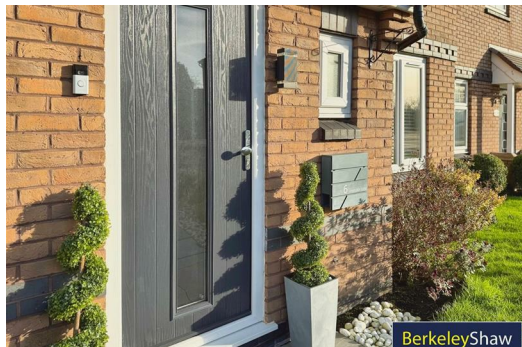
Bathroom
6'11" x 6'4" (2.12 x 1.94)



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, walls and any other fixed and non-fixed items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and agent make no guarantee as to the availability of references or other information. Many with Metropack CC2022 for more.

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			
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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