



Your Logo

Elton Avenue, Bootle, L30 3SQ

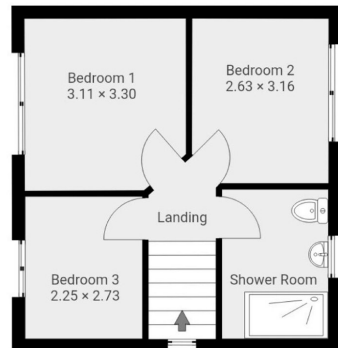
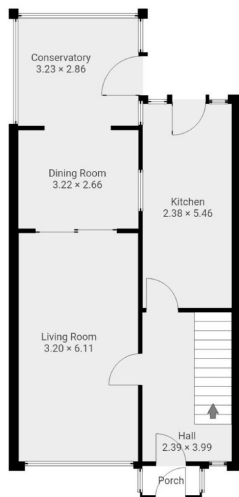
£195,000

3 1 2



STUNNING THREE BEDROOM SEMI DETACHED HOUSE, EXTENSION TO REAR, OPEN PLAN TO CONSERVATORY, MODERN KICTHEN AND SHOWER ROOM, GENEROUS REAR GARDEN NOT OVERLOOKED, IMMACULATELY MAINTAINED IN AND OUT... THIS PROPERTY IS A CREDIT TO ITS CURRENT OWNER. Alastair Saville are delighted to offer for sale this extended, three bedroom semi detached house situated on this popular residential road close by to local amenities and transport links. The property has been very well looked after throughout and is a true credit to its current owners. Internally the property briefly comprises: Porch, entrance hall, lounge, extended dining room, conservatory, extended kitchen / breakfast area, and to the first floor there are three bedrooms and a modern shower room. To the outside of the property there is a very private, sunny facing garden to the rear with access to brick built storage, whilst the front has wrought iron gates with access to a low maintenance front.





34 Elton Avenue, L30 3SQ

- Extended Semi Detached House
- Spacious Lounge
- Separate Dining Room Open To Conservatory
- Extended Kitchen
- Modern Shower Room
- Three Bedrooms
- No Chain
- EPC Pending
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	