



ALASTAIR SAVILLE
ESTATE AGENTS

Waterway Avenue, Bootle L30 8RQ

£315,000

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- Massively Extended Semi Detached Family Home
- Credit To The Current Owners
- Four Great Sized Bedrooms- One With An Ensuite
- Accommodation Across Three Floors
- EPC Rating- Pending
- Beautifully Presented Throughout
- Large Kitchen/ Diner/ Family Room To The Rear
- Detached Studio/ Office To The Rear With Bifold Doors
- Landscaped Gardens And Off Road Parking
- Council Tax Band- B



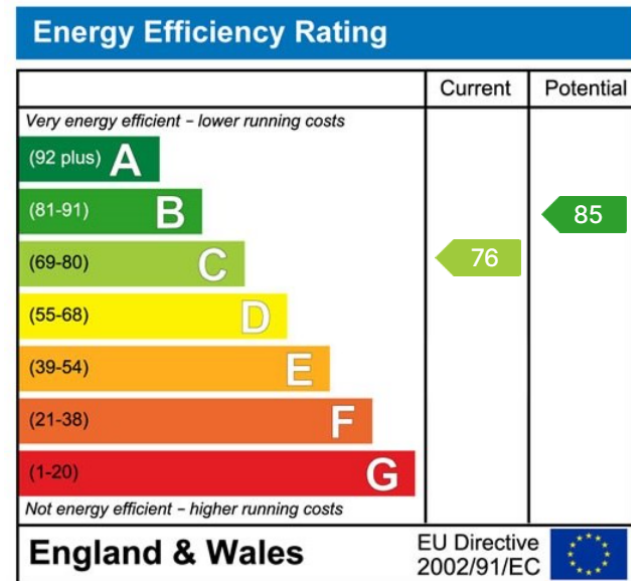
SEMI DETACHED FAMILY HOME WHICH HAS BEEN MASSIVELY EXTENDED BY THE CURRENT VENDORS, BEAUTIFULLY PRESENTED, SPACIOUS ACCOMODATION THROUGHOUT ACROSS THREE FLOOR, FOUR GOOD SIZED BEDROOMS WITH MAIN BEDROOM BEING ON THE SECOND FLOOR WITH AN ENSUITE, LARGE OPEN PLAN KITCHEN/ DINER/FAMILY ROOM TO THE REAR, TWO FUTHER RECEPTION ROOMS, LANDSCAPED GARDENS WITH A DETACHED STUDIO/ OFFICE, OFF ROAD PARKING, VIEWING ESSENTIAL TO FULLY APPRECIATE EVERYTHING ON OFFER!



Ground Floor area 76.3m², 1st Floor approx area - 40.6m², 2nd Floor approx area - 21.5m², Garden Room Floor approx area - 18.8m²

14 Waterway Avenue, L30 8RQ

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor areas, openings and orientations are approximate. They should be used for information only and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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