



ALASTAIR SAVILLE
ESTATE AGENTS

12 Reapers Way, Bootle, L30 7QZ

£180,000

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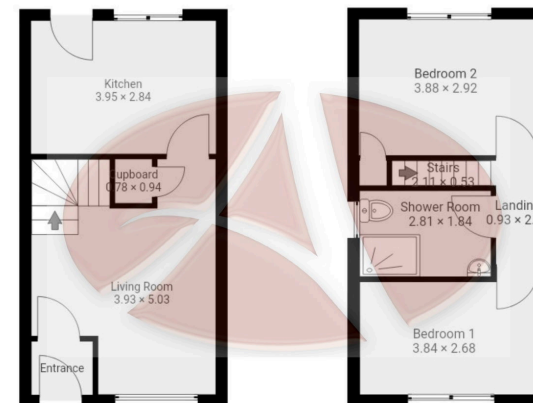
- Semi Detached House
- Popular Location
- Two Double Bedrooms
- Modern Kitchen/ Diner
- Modern Shower Room
- Enclosed Gardens To Both The Front And Rear
- Driveway To The Rear
- Viewing Essential
- EPC Rating- Pending
- Council Tax Band -B



SEMI DETACHED BEAUTIFULLY PRESENTED HOUSE, TWO DOUBLE BEDROOMS, MODERN KITCHEN/ DINER, MODERN SHOWER ROOM, LOVELY SUNNY REAR GARDEN, DRIVEWAY TO THE REAR, PERFECT FIRST TIME BUY/ DOWNSIZE. VIEWING ESSENTIAL.

This beautifully presented semi detached house sits in a tucked away location, close to Copy Lane. The accommodation comprises entrance hallway, living room, modern kitchen/diner, first floor landing, two double bedrooms and the modern shower room. Externally there are lovely lawned gardens to both the front and rear, with the rear ones enjoying a sunny aspect and a good degree of privacy. Beyond the garden is a tarmac driveway providing off road parking. This stunning property really does deserve an internal viewing to fully appreciate everything on offer- be quick!





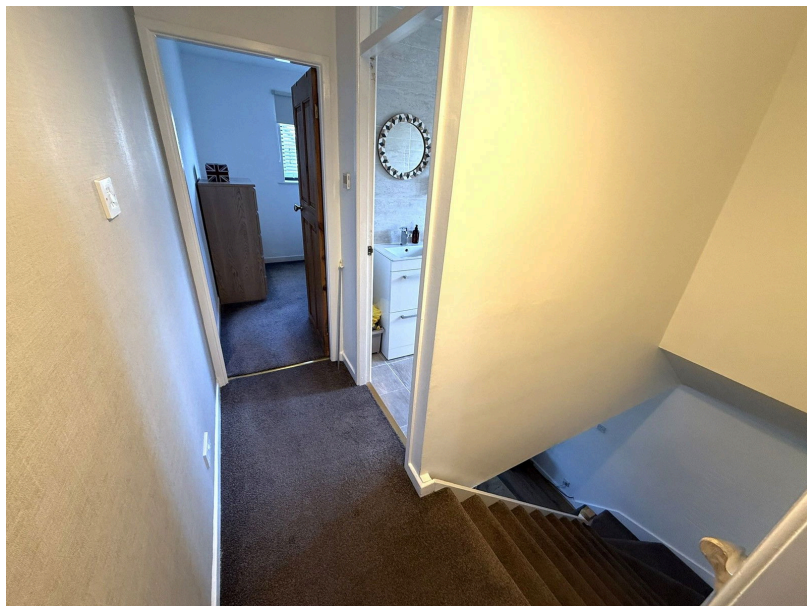
Ground Floor area 30.3m²

1st Floor area 30.3m²

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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 purpose 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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	