



## 27 Lunt Road, Bootle, L20 5EY

### Asking Price £100,000

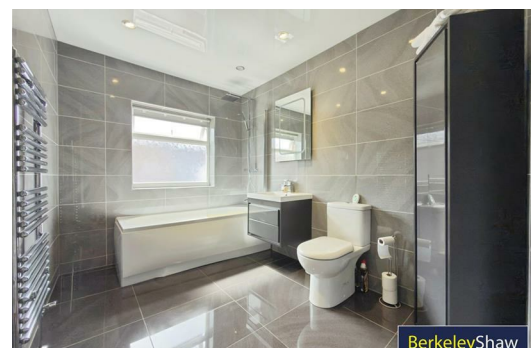
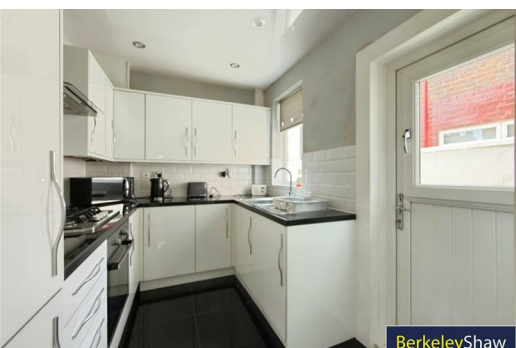
**\*\*NO CHAIN \*\* FREEHOLD**

Located on Lunt Road in Bootle, this delightful MID-TERRACE house presents an excellent opportunity for those seeking a comfortable and inviting home. This property has been OWNER OCCUPIED and is in a good condition throughout, ideal for FIRST TIME BUYERS or LANDLORDS looking to rent straight out.

With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas, making it perfect for family gatherings or quiet evenings in. The kitchen is well-equipped with a range of base and high level fitted units.

The house features TWO DOUBLE bedrooms, providing a peaceful retreat for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming atmosphere. The spacious bathroom is fully tiled with full-size bath and storage sink.

This property is ideally situated in a vibrant community, with local amenities, schools, and parks just a stone's throw away. The surrounding area boasts excellent transport links, making it easy to commute to nearby cities and enjoy all that the region has to offer.



# Front Lounge

# Living Room

# Kitchen

# Bedroom 1

# Bedroom 2

# Bathroom

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			
		73	81
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			
(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



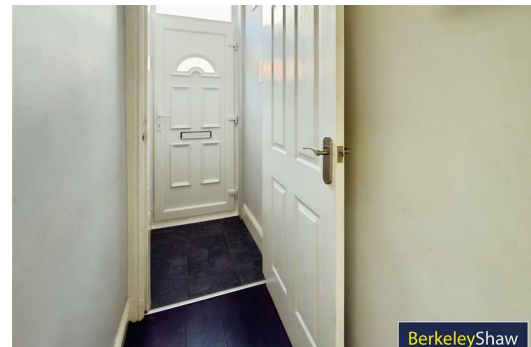
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the statement. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee is given as to their operability or efficiency can be given. Made with Metropix C2020



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