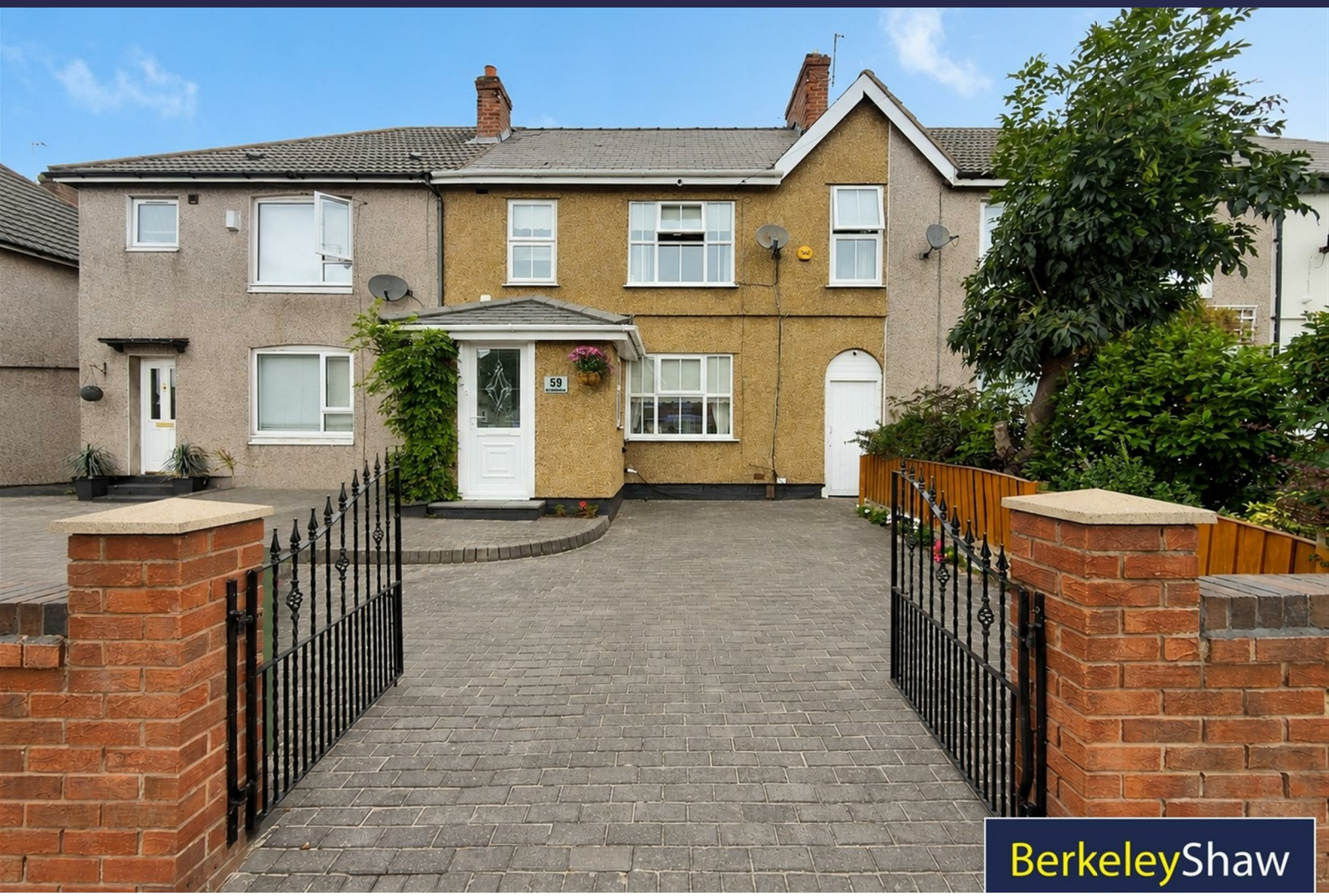
BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



59 Northfield Road, Bootle, L20 0DY

Asking Price £200,000

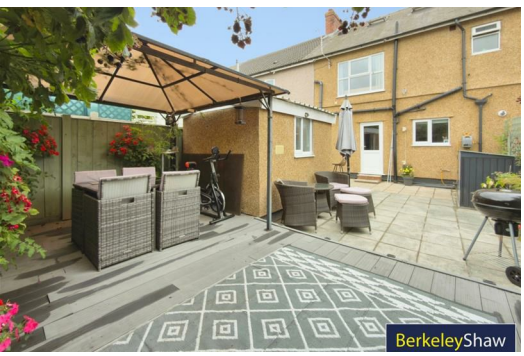
NO CHAIN **FREEHOLD**

This substantially extended and much-improved three-bedroom home offers spacious, versatile accommodation arranged over three floors, ideal for modern family living and entertaining.

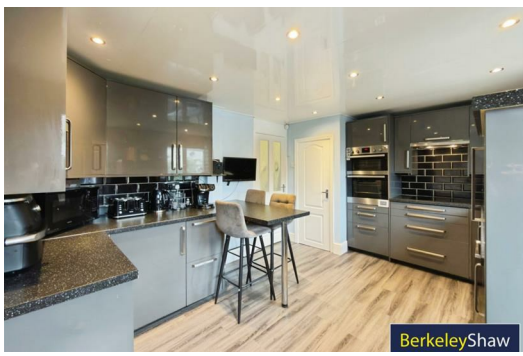
The current owners have made a number of thoughtful improvements, including the addition of an entrance porch and a convenient ground-floor WC. The bright front lounge provides a welcoming space in which to relax, while the generous breakfast kitchen features a breakfast bar and adjoins a practical laundry and utility area.

On the first floor, there is a large principal double bedroom with two windows to the front aspect, a second double bedroom benefits from fitted wardrobes and a good-sized third bedroom currently accommodating bunk beds. The family bathroom is spacious with large free-standing bath and separate shower.

Stairs lead to a versatile second-floor hobby room, ideal for use as a home office, creative studio or teenager's retreat. This level also benefits from a handy shower room and walk-in wardrobe. The space may offer potential for use as a fourth bedroom, subject to any necessary planning permission and building regulations.







Porch
6'2" x 4'2" (1.90 x 1.28)

Hall
11'9" x 5'10" (3.60 x 1.80)

Downstairs WC

Living Room
11'9" x 13'1" (3.60 x 4.00)

Breakfast Kitchen
11'9" x 14'3" (3.60 x 4.36)

Utility/Laundry

Bar Room

Bedroom 1
11'6" x 16'0" (3.51 x 4.90)
DOUBLE

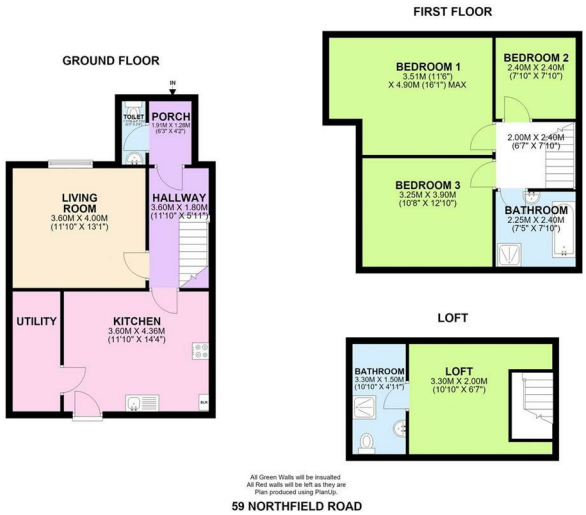
Bedroom 2
7'10" x 7'10" (2.40 x 2.40)
DOUBLE

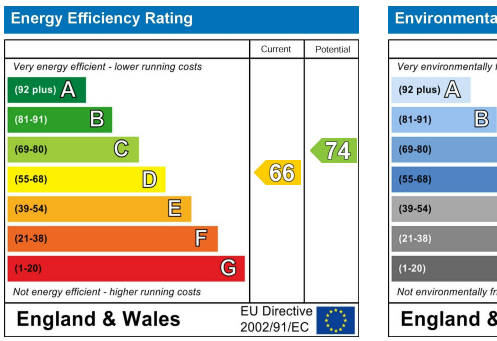
Bedroom 3
10'7" x 12'9" (3.25 x 3.90)
Spacious Single

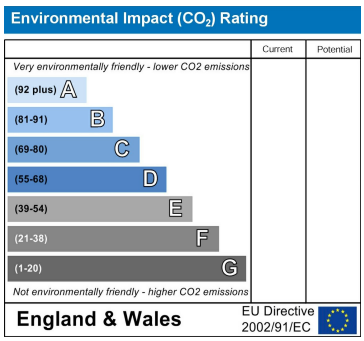
Bathroom
7'4" x 7'10" (2.25 x 2.40)

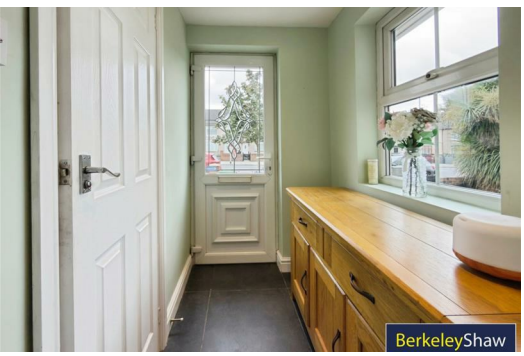
Hobby Room - 2nd Floor
10'9" x 6'6" (3.30 x 2.0)

Shower Room - 2nd Floor
10'9" x 4'11" (3.30 x 1.50)

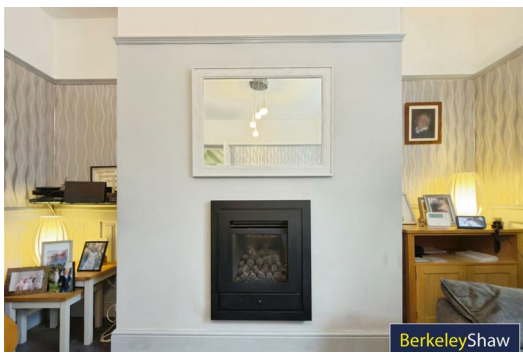












2022 PROPERTY AGENCY OF THE YEAR YM LIVERPOOL

Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
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