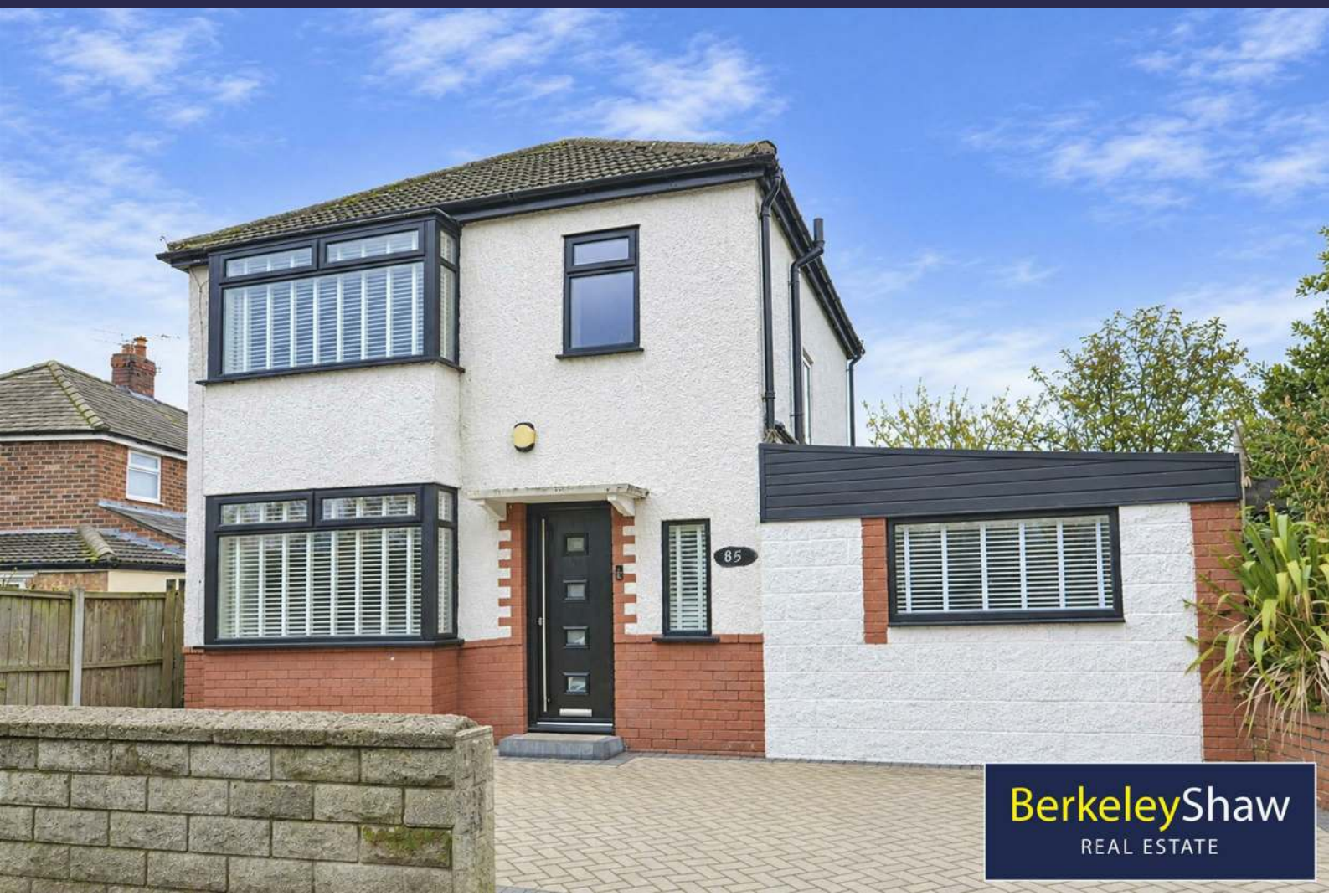
BerkeleyShaw
REAL ESTATE

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



85 Orrell Road, Bootle, L20 6DX

Offers Over £250,000

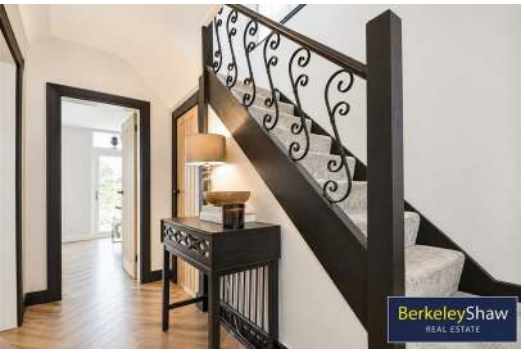
Berkeley Shaw present a three-bedroom detached house on Orrell Road, offering practical family accommodation and a convenient location.

To the front, a welcoming hallway gives access to a comfortable living room and a separate playroom, ideal for families needing flexible space for children, hobbies or a home office. The open-plan kitchen to the rear has contemporary fitted units, integrated breakfast bar and doors opening directly onto the garden, creating a sociable everyday living and dining area. A separate utility room keeps laundry and storage neatly contained, while a downstairs WC completes the ground floor.

Upstairs are three bedrooms, including a generous main bedroom with large window and neutral décor. A modern shower room serves the first floor, complemented by the ground-floor WC. Décor throughout is in good condition, with a mix of stylish feature walls and practical flooring.

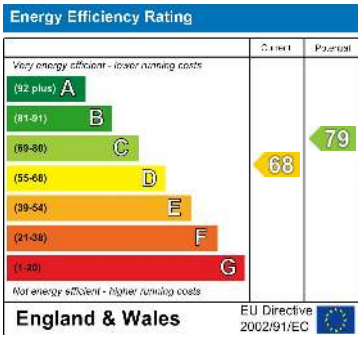
Outside, the rear garden is designed for low maintenance, with patio and artificial lawn within secure fencing, offering a safe environment for children's play and outdoor entertaining.

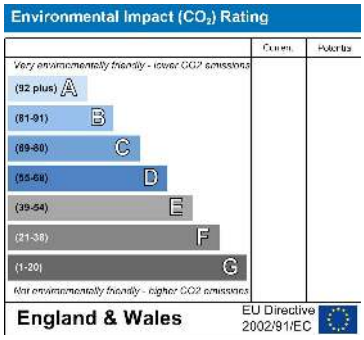
Orrell Road is well placed for local amenities, with Bootle Strand Shopping Centre and the facilities of Bootle town centre a short drive away. Derby Park and South Park provide nearby green space. Families are served by a range of primary and secondary schools in the surrounding area.








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
68
79
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


GROUND FLOOR
1ST FLOOR
RECEPTION
HALLWAY
LIVING ROOM
WC
UTILITY ROOM
KITCHEN/DINER
KITCHEN
BATHROOM
STORAGE
BEDROOM
BEDROOM
BEDROOM
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