

**166 Wadham Road, Bootle , Merseyside L20 2DF**  
**£160,000**

**bluerow**  
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**\*\* Now available to owner occupiers and investors\*\***

Bluerow Homes is pleased to present this impressive mid terrace house on Wadham Road, Bootle, now available for sale. Spanning approximately 1,880 sq. ft., this well planned property offers ample space for families or professionals seeking comfort and convenience.

On entering, you are welcomed by a vestibule leading into a spacious hallway. The ground floor features two generous reception rooms, ideal for entertaining guests or enjoying quiet family time. The dining kitchen is well-equipped, providing a delightful space for cooking and family meals. A convenient cloakroom and bathroom complete the ground floor layout.

Set across three floors, the property offers five well proportioned bedrooms, along with a versatile cot/study room, perfect for a home office or nursery. Gas fired central heating and double glazing ensure warmth and energy efficiency throughout the year.

Outside, the rear yard provides a private outdoor space, ideal for relaxation or al fresco dining. The property is leasehold, with a long lease of 999 years from 1906.

### Entrance Hall

Radiator, laminate floor, uPVC entrance door, single glazed vestibule leaded light door, suspended ceiling lights

### Front Reception

Radiator, uPVC double glazed splay window

### Rear Reception

Carpet flooring, radiator, uPVC double glazed window, ceiling light

### Dining Kitchen

wall and floor cupboards, electric oven, hob, extractor, plumbing for washing machine, breakfast bar, gas fired boiler, radiator, part tiled walls, uPVC double glazed windows and door

### Downstairs Cloaks

Wood laminate floor, white low level, w.c., pedestal wash hand basin, down lights

### First Floor Landing

Carpet flooring and ceiling light

### Front Bedroom One

located on the 1st floor, radiator, splay bay and double glazed window, carpet flooring, ceiling lighting

### Rear Bedroom Two

located on the first floor, radiator, double glazed window, carpet flooring, ceiling light

### Bathroom

three piece white suite comprising; low level w.c., pedestal wash hand basin, panel bath with electric shower over and glazed shower screen, heated towel rail, frosted double glazed window

### Rear Bedroom Three

located on the first floor, radiator, uPVC double glazed window, carpet flooring, ceiling light

### Second Floor Landing

Carpet Flooring

### Front Bedroom Five

located on the 2nd floor, radiator, double glazed window, Velux roof window, carpet flooring, ceiling light

### Rear Bedroom Four

located on the second floor, radiator, double glazed window, carpet flooring, ceiling light

### Cot Bed Six / Study

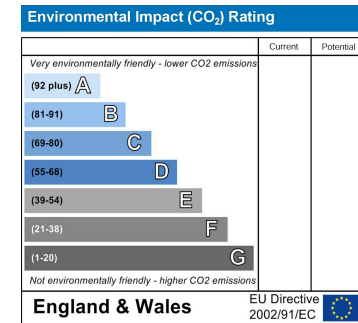
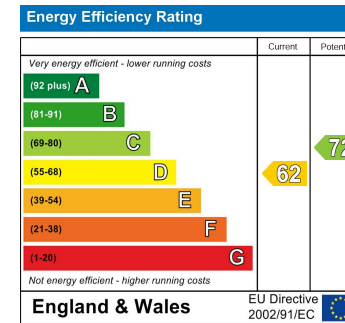
located on the second floor, radiator, double glazed window, carpet flooring, ceiling light

### Permit Parking

Permit on street parking to the front for which a residents permit is required at a cost from Sefton Council

### Rear Yard

flagged yard with gate access to entry



116 Duke Street, Liverpool, Merseyside, L1 5JW  
Tel: 0151 709 9638  
sales@bluerowhomes.co.uk  
www.bluerowlettings.com