BerkeleyShaw
REAL ESTATE

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



85 Orrell Road, Bootle, L20 6DX

Offers Over £250,000

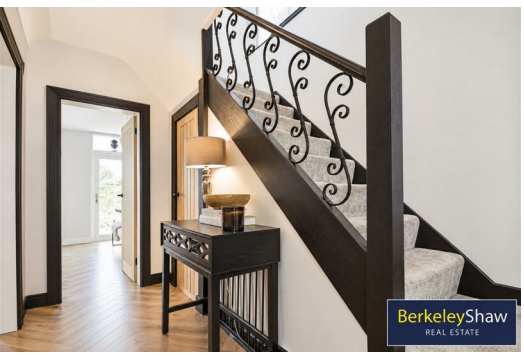
Berkeley Shaw present a three-bedroom detached house on Orrell Road, offering practical family accommodation and a convenient location.

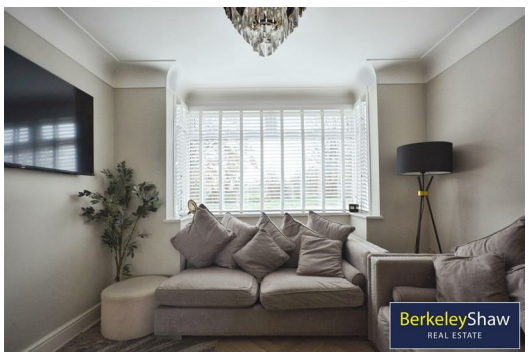
To the front, a welcoming hallway gives access to a comfortable living room and a separate playroom, ideal for families needing flexible space for children, hobbies or a home office. The open-plan kitchen to the rear has contemporary fitted units, integrated breakfast bar and doors opening directly onto 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.

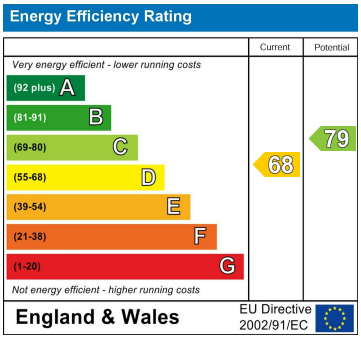
Outside, the rear garden is designed for low maintenance, with patio and artificial lawn within secure fencing, offering a safe environment for children's play and outdoor entertaining.

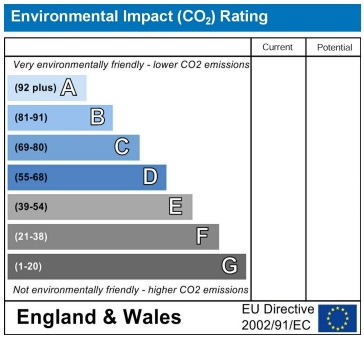
Orrell Road is well placed for local amenities, with Bootle Strand Shopping Centre and the facilities of Bootle town centre a short drive away. Derby Park and South Park provide nearby green space. Families are served by a range of primary and secondary schools in the surrounding area.

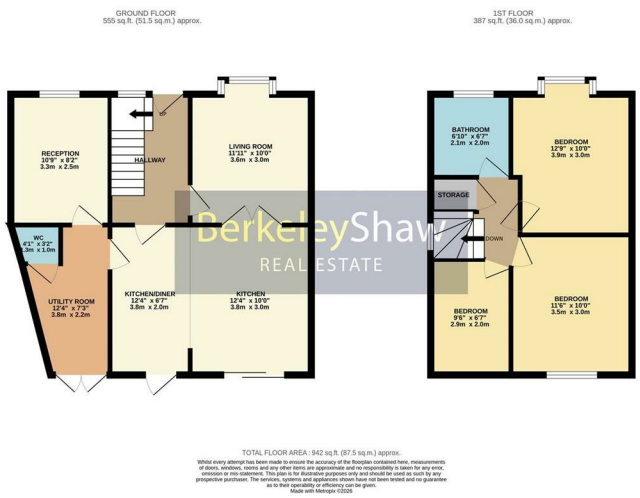


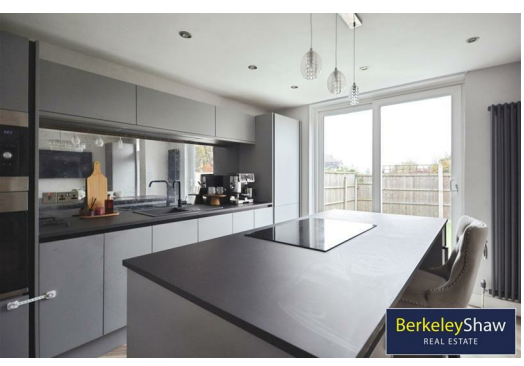





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
79
England & Wales
EU Directive 2002/91/EC


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
555 sq.ft. (51.5 sq.m.) approx.
1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.
RECEPTION
10'9" x 8'2"
3.3m x 2.5m
HALLWAY
LIVING ROOM
11'11" x 10'0"
3.6m x 3.0m
WC
4'1" x 3'2"
1.3m x 1.0m
UTILITY ROOM
12'4" x 7'3"
3.8m x 2.2m
KITCHEN/DINER
12'4" x 6'7"
3.8m x 2.0m
KITCHEN
12'4" x 10'0"
3.8m x 3.0m
BATHROOM
6'10" x 6'7"
2.1m x 2.0m
BEDROOM
12'9" x 10'0"
3.9m x 3.0m
STORAGE
DOWN
BEDROOM
9'6" x 6'7"
2.9m x 2.0m
BEDROOM
11'6" x 10'0"
3.5m x 3.0m
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TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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