



SSTC

**BARNFIELD CLOSE, NETHERTON,
BOOTLE, L30 3UA**

OFFERS OVER £175,000



Three-bedroom semi-detached home with renovation potential, generous garden, garage, driveway, and no chain in sought-after Netherton location.



- No Onward Chain
- Renovation Needed
- Large Rear Garden
- Driveway & Garage

- Freehold Property
- Great Potential
- Highly Sought-After Residential Location
- Virtual Tour & 3D Floor Plan Available









Occupying a generous plot within a popular residential area of Netherton, Bootle, this three-bedroom semi-detached property offers fantastic potential for buyers seeking a home they can modernise and tailor to their own style. With spacious accommodation, a substantial rear garden, integral garage, and no onward chain, this is an excellent opportunity for families, first-time buyers, or investors alike.

The property is entered via an enclosed porch, which provides internal access to the garage and opens into the main hallway. From here, stairs rise to the first floor and useful under stairs storage adds practicality.

To the front of the property, the kitchen is fitted with a selection of wall and base units and offers space for a range of freestanding appliances. A window overlooking the front garden allows for plenty of natural light.

Spanning the rear of the home is an impressive lounge diner, creating a flexible living and entertaining space. A feature fireplace forms the focal point of the room, while sliding patio doors open directly onto the rear patio and garden, allowing for an easy flow between indoor and outdoor living.

The first-floor hosts three comfortably sized bedrooms together with a family bathroom. A built-in landing cupboard houses the boiler and provides additional storage.

Externally, the rear garden enjoys a paved patio area leading to a lawned section with mature planting and an outbuilding. To the front, a driveway provides off-road parking and leads to the integral single garage, while the front garden is laid to lawn with established shrubs.

Requiring updating throughout, this property presents an exciting opportunity to create a superb long-term home in a well-established location.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective purchasers should verify all details through their own inspection.

Please Note: Any fixtures and fittings should be agreed upon with the seller. If ground rent or service charges apply, please have your solicitor confirm the details, as the information provided in this advert cannot be guaranteed. These details are intended as a general guide and do not form part of any offer or contract. Buyers should not rely solely on this information and are advised to carry out their own checks or inspections. No one working for this agency is authorised to make guarantees or promises about the property. All measurements are approximate, and we have not tested any equipment (such as gas, electrical, or heating systems), so buyers should ensure everything is in working order before making any legal commitments.

Council Tax Band: C (Sefton Council)

Tenure: Freehold

The land is subject to a yearly rent charge of £8.

Parking options: Driveway, Garage

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Entry Porch

w: 1.32m x l: 1.22m (w: 4' 4" x l: 4')

UPVC Door, Internal Wooden Door to Hallway, Sliding Door to Garage, Vinyl Flooring.

Hall

w: 1.86m x l: 2.71m (w: 6' 1" x l: 8' 11")

Under Stairs Storage, Stairs to First Floor, Kitchen & Lounge Leading Off, Vinyl Flooring, Radiator.

Kitchen

w: 2.37m x l: 3.25m (w: 7' 9" x l: 10' 8")

Wall & Base Units, Worktops, Sink with Mixer Tap, Plumbing for Washing Machine & Dishwasher, Vinyl Flooring, Radiator.

Lounge/Diner

w: 4.69m x l: 6m (w: 15' 5" x l: 19' 8")

Feature Fireplace with Surround, UPVC Sliding Doors to Rear Garden, Radiators, Ceiling Fan, Vinyl Flooring.

Master Bedroom

w: 3.33m x l: 3.26m (w: 10' 11" x l: 10' 8")

Rear Facing, Fitted Wardrobes, Carpeted, Radiator.

Bedroom 2

w: 3.28m x l: 3.25m (w: 10' 9" x l: 10' 8")

Front Facing, Carpeted, Radiator.

Bedroom 3

w: 2.35m x l: 2.74m (w: 7' 9" x l: 9')

Rear Facing, Wardrobe, Carpeted, Radiator.

Bathroom

w: 1.86m x l: 2.26m (w: 6' 1" x l: 7' 5")

Quadrant Shower Unit, Electric Shower, Heated Towel Rail, Vanity Unit, Basin with Mixer Tap, WC, Aqua Boarded, Vinyl Flooring.

Utility

w: 0.83m x l: 0.82m (w: 2' 9" x l: 2' 8")

Boiler Cupboard - Valliant Boiler (2015)

Garage

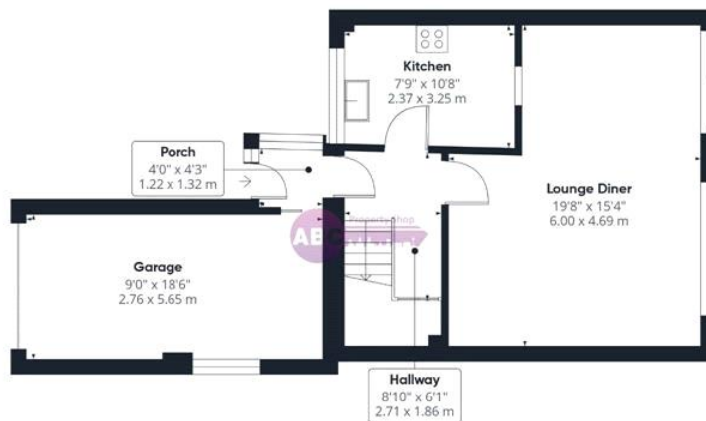
w: 2.76m x l: 5.65m (w: 9' 1" x l: 18' 6")

Up & Over Door, Electrics, Gas Meter, Basin with Tap.

Garden

Rear Garden: Patio, Lawn & Outbuilding.

Front Garden: Driveway & Lawn.



Floor 0



Floor 1

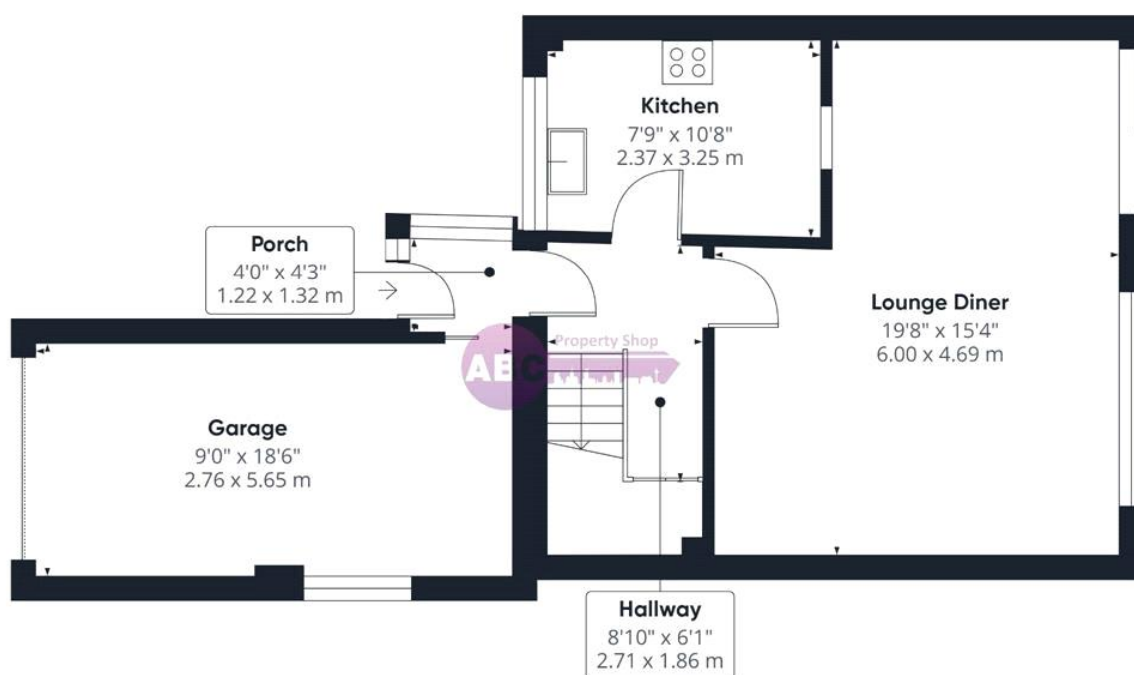


Approximate total area^m
999 ft²
92.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

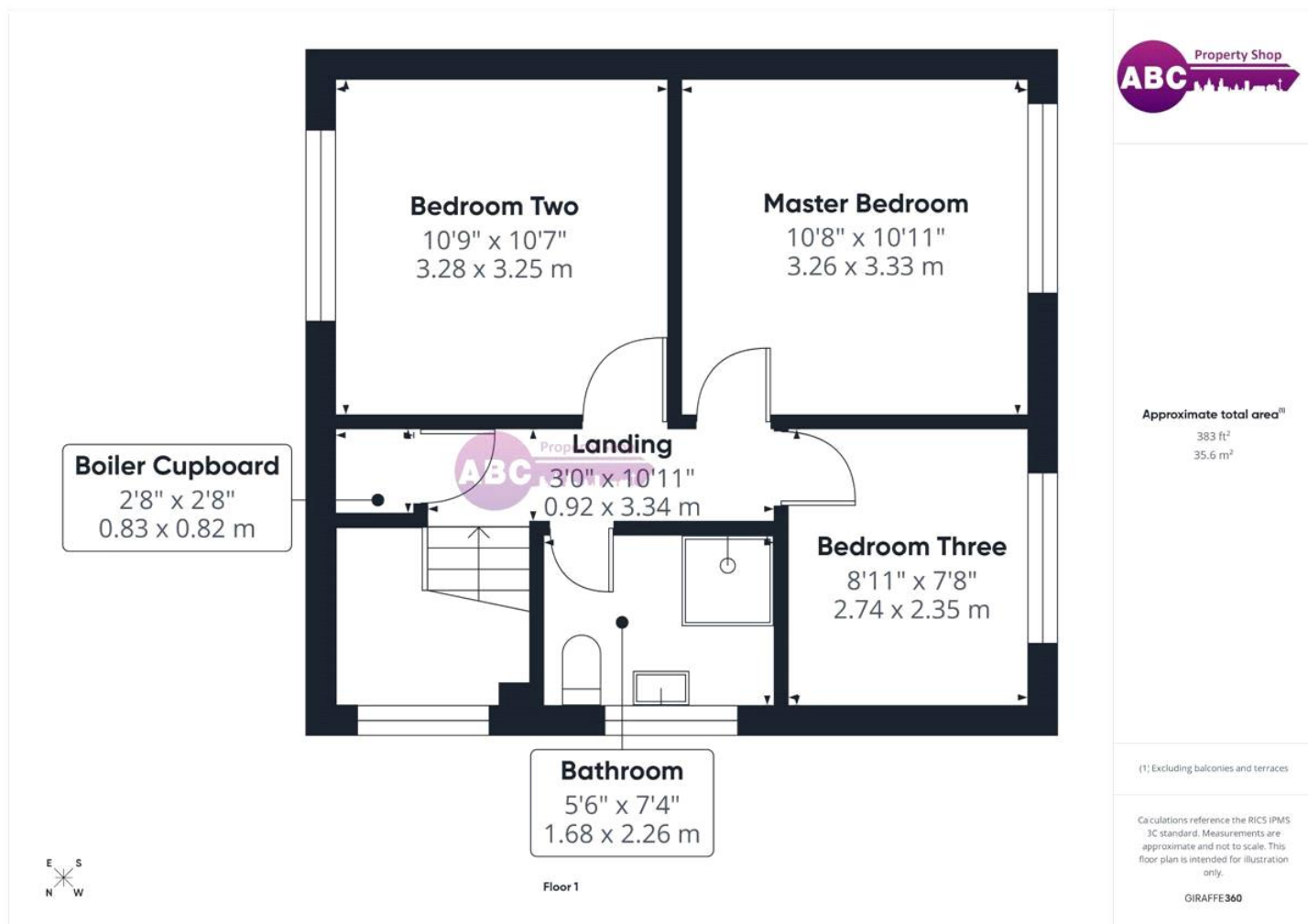


Approximate total area⁽¹⁾
616 ft²
57.2 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

