



## 4 Seafeld Avenue, Liverpool, Merseyside L23 0TQ

£775 PCM

BERKELEY SHAW are pleased to offer this 2 BEDROOM Semi Detached property situated within close proximity of local amenities, transport links and in the catchment area of several popular schools. The property comprises of entrance hall, lounge, dining room, kitchen with integrated electric cooker, gas hob and extractor hood, plumbing for Washing Machine. To the first floor are two double bedrooms, small study and a family bathroom. The property benefits from a large rear garden laid to lawn. Available to let immediately. NO PETS OR SMOKERS.



## Front Exterior

Walled boundary with gate, stoned area, planted borders

## Inner Porch

PVC Double glazed entrance door, tiled floor, small cupboard housing gas meter, inner door

## Hallway

Single glazed door from porch, wooden parquet flooring, radiator, staircase to first floor

## Front Reception

Two PVC Double glazed windows, radiator, wooden parquet floor, small cupboard housing electric meter and fuse board, Feature fireplace black cast iron fireplace and surround, black tiled hearth

## Rear Reception

Wooden framed Single glazed window, carpet, radiator, Feature fireplace with wooden surround, black cast iron fire inset with tiled sides, coal effect gas fire, black marble grate

## Kitchen

Two Wooden framed single glazed window and wooden part glazed exterior door, tiled floor, range of fitted wall and base units, worktops, single drainer sink unit. Appliances include integrated Electric single oven, gas hob, chimney style extractor hood, plumbing for washing machine.

## Landing

carpet, staircase

## Bedroom 1

Two Double glazed windows, radiator, stripped wooden flooring, original black cast iron fireplace (feature).

## Bedroom 2

Wooden framed Single glazed window, radiator, carpet, fitted cupboard,

## Study

Wooden framed Single glazed window, Carpet,

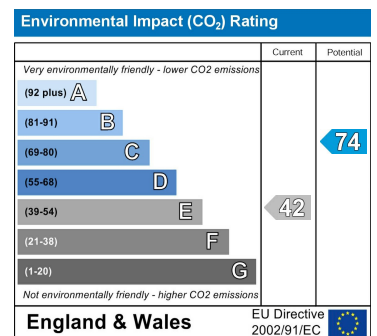
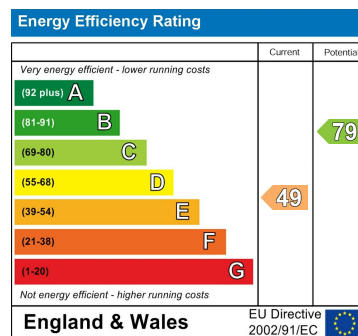
## Bathroom

Wooden Framed Double glazed window, part tiled walls,

tiled floor, radiator, three piece suite including low level w.c. bath, sink

## Rear Exterior

Paved area, lawn, planted borders with bushes and shrubs, Shed, access to side of property



4 Seafield Avenue

