



## 20 The Crescent, Liverpool, L22 3XH

£1,200 PCM

AMAZING - Berkeley Shaw are pleased to offer for let this fabulous FOUR BEDROOM house for rent. The ideal family home providing enough space for the adults and children alike with key features including two good sized lounges, kitchen with breakfast bar facility, spacious garden and a detached OUT HOUSE currently used for entertaining as a bar/TV room which also has its own WC and storage. There is driveway parking available and well maintained garden space. Available from 19th August 2019 call us today to arrange your viewing on 01519246000



## Entrance Hallway

Spacious entrance with small coat room and downstairs modern WC with hand basin and toilet

## Front Lounge

Spacious front lounge with bay window, neutral decor and currently used as the dining room

## Rear Lounge

Cool room leading through the bi-fold doors to the well maintained large garden. Features include feature fire and exposed wood floor, room is to be neutrally redecorated chimney wall prior to rental commencement

## Kitchen

Well equipped kitchen with full range of wall and base units and breakfast bar with door leading to the garden and out-house

## Out House

Converted for use as an entertaining space with its own bar/counter and has electricity and water supply with its own upvc double glazing, storage cupboard and toilet.

## Garage

Space for one car

## Bedroom One

Double bedroom to the front of the property

## Bedroom Two

Double bedroom

## Bedroom Three

Small double bedroom

## Bedroom Four

Single bedroom currently used as the baby cot room ideal as a small child's room, study or for additional storage or walk in wardrobe space

## Bathroom

Family sized modern bathroom with grey full tiled floor, partial wall tiling, walk in spacious shower with twin heads, one for body and one rainfall style in chrome effect. There is a side panelled bath with chrome mixer tap, sink with mixer and toilet with button flush along with chrome effect towel heated rail

| 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 |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) A   |                            |           |
| (81-91) B   |                            |           |
| (69-80) C   |                            |           |
| (55-68) D   |                            |           |
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