



## 7 Moorgate Avenue, Liverpool, Merseyside L23 0UE


£1,000 PCM

Berkeley Shaw are pleased to offer TO LET this 4 bedroom semi detached house conveniently located in a prime catchment area for local schools, local shopping and transport links. This well proportioned accommodation which benefits from central heating and UPVC double glazing briefly comprises, a welcoming entrance hallway, a spacious lounge, kitchen and a conservatory to the ground floor. It also has a spacious well kept back garden. To the first floor there are three bedrooms and a family bathroom. To the second floor there is a beautiful spacious loft conversion.

This property has recently been refurbished with a modern kitchen and bathroom, it also benefits from a garage.

Please call Berkeley Shaw to arrange a viewing 0151 924 6000



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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