



5 Swinderby Drive, Liverpool, Merseyside L31 1JW

£1,200 PCM

Berkeley Shaw are pleased to present TO LET this impressively upgraded 4 BEDROOM DETACHED PROPERTY

This extremely well presented detached property boasts a shared a driveway, garage and rear garden. To the ground floor there is a sitting room, open plan living/kitchen/dining area, conservatory, bedroom with en suite, and WC. To the first floor, there are 3 bedrooms, one with an en-suite, and a family bathroom.

Viewing is Highly Recommended



Porch

Double glazed glass panel door

Entrance Hall

12'9" x 4'3" (3.9 x 1.3)

Double glazed panel door, Staircase to first floor, radiator, wood laminate flooring.

Cloakroom

Double glazed frost glass window to front aspect, white suite comprising of low level WC and pedestal wash basin, radiator, tiled splash back, ceramic tiled floor

Lounge

16'4" x 10'5" (5 x 3.2)

Double glazed window to front aspect, radiator, wood laminate floor, feature fire, glass panelled doors leading to kitchen.

Kitchen / Dining Area

25'7" x 21'11" (7.8 x 6.7)

Two sets of double glazed French doors leading to rear garden and large conservatory, log burner, range of wall and base units, granite worktops, Belfast sink, gas Aga, integrated fridge freezer and dishwasher, radiator, laminate floor, velux windows.

Conservatory

18'4" x 12'1" (5.6 x 3.7)

Wood laminate floor, French doors leading to rear garden.

Ground Floor Bedroom

15'8" x 12'1" (4.8 x 3.7)

Double glazed window to front aspect, radiator, wood laminate flooring.

En Suite

6'10" x 5'6" (2.1 x 1.7)

Double fronted frost glass window to rear aspect, white suite comprising of low level WC, vanity hand wash basin, shower cubicle with shower curtain, tiled splash backs, radiator, wood laminate flooring.

Landing

Double glazed windows to side and front aspect, radiator, stairs leading to second floor.

Bedroom 2

12'9" x 11'1" (3.9 x 3.4)

Double glazed window to front aspect, radiator, fitted wardrobes.

En Suite

6'6" x 2'11" (2 x 0.9)

Double glazed frosted glass window to side aspect, White suite comprising of low level WC, pedestal hand wash basin, electric shower with shower curtain, tiled splash back, radiator

Bedroom 3

11'1" x 9'10" (3.4 x 3)

Double glazed window to rear aspect, radiator

Bedroom 4

10'5" x 6'10" (3.2 x 2.1)

Double glazed window to rear aspect, radiator

Family Bathroom

7'10" x 6'6" (2.4 x 2)

Double glazed frosted glass window to rear aspect, radiator, fitted suite comprising of panelled bath with shower mixer taps, pedestal hand wash basin, low level WC, tiled splash back, ceramic tiled floor.

Outside

Front Garden

open aspect with stoned area, tarmac driveway leading to garage

Garage

Gated access to front, flagged patio, fenced boundaries.

Rear Garden

Gated access to front, flagged patio, fenced boundaries.

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 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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