# **Berkeley**Shaw

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



# 218 King Avenue, Bootle, Merseyside L20 0BZ £600 PCM

Berkeley Shaw Estate Agents are pleased to offer a UNFURNISHED REFURBISHED Three Bedroom End Terrace Property, close to all local amenities, local schools and transport links. The property comprises of hallway, lounge, kitchen dining room, fitted kitchen with electric oven and gas hob, Lean-to and storage room, three bedrooms, bathroom with shower over bath, central heating and double glazing. Garden to front and rear, on road parking.

Viewing Highly recommended recently refurbished and ready to let straight away, call 01519246000 to book a viewing



# **Front Exterior**

Walled boundary, lawn and paved to front door

## Hallway

Exterior door, laminate floor, staircase to first floor

#### Lounge

Double glazed window, laminate flooring, radiator blinds

# **Kitchen Diner**

Double glazed window, radiator, fully tiled floor, part tiled walls around surfaces, understairs storage with , newly fitted kitchen comprises of a range of fitted base and wall units, stainless steel single drainer sink with mixer taps, integrated gas hob electric oven, extractor hood, plumbing for washing machine, door leading to

#### Lean to

PVC double glazed exterior door, and access to room with double glazed window and shelving

## Landing

Carpet to stairs and landing, double glazed window, storage cupboard

#### Bedroom 1

Double glazed window, carpet, radiator, blinds

#### Bedroom 2

Double glazed window, radiator, carpet and blinds

#### Bedroom 3

Double glazed window, radiator, carpet and blinds

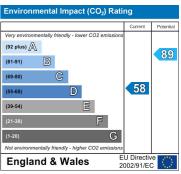
#### Bathroom

Double glazed window, fully tiled walls and floor, white bathroom suite comprising of vanity sink unit, low level w.c. bath with shower over, shower screen, mirrored wall cabinet

#### **Rear Exterior**

flagged patio area and various plants fenced boundaries and access to front.

Energy Efficiency Rating			Environmental Impact
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower
(92 plus) A	63	89	(92 plus) 🖄
(81-91)			(81-91)
(69-80) C			(69-80) C
(55-68)			(55-68) D
(39-54)			(39-54)
(21-38)			(21-38)
(1-20) G	G		(1-20)
Not energy efficient - higher running costs			Not environmentally friendly - higher
	EU Directiv 2002/91/E		England & Wales





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