



## 5 Vogan Avenue, Liverpool, Merseyside L23 0SG

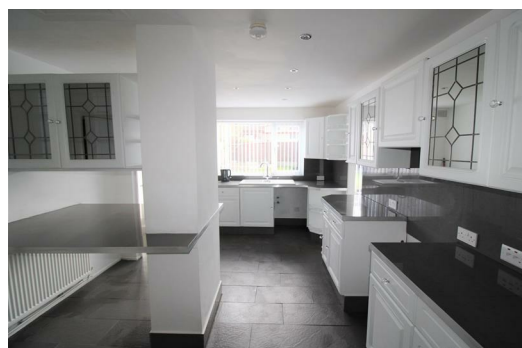
£1,100 PCM

BERKELEY SHAW are delighted to offer TO LET this THREE BEDROOM family home, located in this ever popular residential area, close to local shops, shops and transport links. This extended home offers light and airy accommodation throughout. Externally, the property benefits from Off Road Driveway/Parking, a garage, and rear garden. Internally, the property consists of a Porch, Entrance Hallway, Front Lounge/ Dining Room, Morning Room, Open Plan Kitchen, Downstairs W.C, 3 Bedrooms and a bathroom, Single Garage.

Property benefits from front and rear garden and off road parking to the front of the property

Viewing is Strictly by Appointment via Berkeley Shaw.

Council Tax band: C  
Deposit: £1,100  
Rental Duration: minimum 6 months



### Front Exterior

Walled Exterior, paved driveway and laid lawn, various shrubs and bushes

### Porch

7'6" x 2'11" (2.3 x 0.9)

UPVC double glazed window and door

### Hallway

14'5" x 6'2" (4.4 x 1.9)

Exterior Door, carpet to hall and staircase, radiator

### Lounge / Dining Room

24'11" x 11'1" (7.6 x 3.4)

UPVC Double glazed windows, 2 x double radiators, inset gas fire, carpet wooden single glazed doors in to kitchen

### Morning Room

11'5" x 8'10" (3.5 x 2.7)

UPVC Double glazed bi-fold doors, double radiator, carpet

### Kitchen

16'8" x 10'9" (5.1 x 3.3)

Kitchen comprises of a range of fitted base and wall units, cooker point, 1 1/2 drainer sink unit with stainless steel mixer tap, plumbing for washing machine, double radiator, UPVC double glazed window, tiled flooring.

### Downstairs W.C.

4'11" x 2'3" (1.5 x 0.7)

Low level w.c. and wash hand basin

### Landing

Carpet

### Bedroom 1

11'5" x 9'10".16'4" (3.5 x 3.5)

UPVC Double glazed window, double radiator, carpet

### Bedroom 2

12'7" x 11'5" (3.85 x 3.5)

UPVC Double glazed window, double radiator, carpet

### Bedroom 3

7'10" x 6'2" (2.4 x 1.9)

UPVC Double glazed window, double radiator, carpet

### Bathroom

5'10" x 5'6" (1.8 x 1.7)

UPVC Double glazed window, plastic paneled walls and tong and groove plastic paneled ceiling, bath with combination shower over, glass shower screen, vanity sink unit with sink unit, low level w.c.

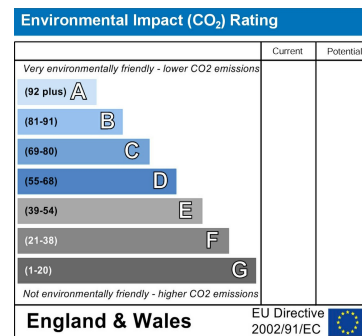
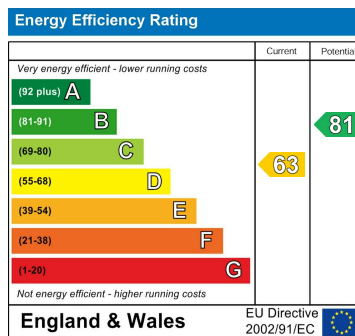
### Garage

15'8" x 8'2" (4.8 x 2.5)

Metal up and over door, Electrics

### Rear Exterior

Fenced boarder, paved area, raised lawned area, various shrubs around the boarders



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, stairs and any other areas are approximate and the responsibility to check for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not meant to be a guarantee as to their operability or efficiency can be given. Made with Homestyler 2020



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