



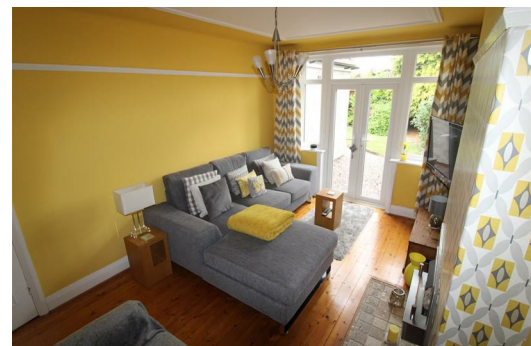
40 South Parade, Liverpool, Merseyside L23 9SB

£1,150 PCM

AMAZING FAMILY HOME - Berkeley Shaw are pleased to offer this fabulous three bedroom semi-detached property for rent in Crosby, Located at the end of the Northern Road and offered on an unfurnished basis but including integrated main appliances. Briefly comprising of front lounge, rear lounge with patio access to well maintained garden, modern spacious kitchen with dining space and plenty of unit storage. Upstairs we have two generous double bedrooms, a third small double size room which could still accommodate a double bed easily, a modern bathroom with three piece suite and neutral tiling and separate extra WC. There is off road parking and the property is available from 1st August 2021,

Viewings by appointment only so call us today on 01519246000.

NO PETS and NO SMOKERS.



Front Exterior

Driveway and planted garden

Hallway

stairs to first floor, flooring radiator

Front Reception

Double glazed windows, radiator, fireplace with inset gas fire, flooring

Rear Reception

Double glazed french doors and windows, radiator, flooring inset fireplace

Kitchen

Double glazed windows, range of fitted wall and base units with integrated appliances include double electric oven and gas hob, extractor hood, stainless steel sink with mixer taps, tiled flooring

Landing

Bedroom 1

Double glazed windows, radiator, flooring

Bedroom 2

Double glazed windows, radiator, flooring

Bedroom 3

Double glazed windows, radiator, built in cupboard, flooring

Bathroom

Double glazed window, fully tiled, vanity sink unit, bath with electric shower over, shower screen and towel rail

Separate W.C

double glazed window, fully tiled, low level w.c.

Rear Exterior

patios area, laid lawn, mature planted borders

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	64
(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			
(55-68) D		57	57
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

