



## 18 Crosender Road, Liverpool, Merseyside L23 3BB

£925 PCM

FAMILY HOME IN THE HEART OF CROSBY- Berkeley Shaw are pleased to offer this fabulous three bedroom linked terraced property for rent in Crosby, Located off Rossett 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 kitchen with dining space and plenty of unit storage. Upstairs we have two generous double bedrooms, a third single room, bathroom with three piece suite and walk in shower. Rear garden with paved patio areas

Viewings by appointment only so call us today on 01519246000.

NO PETS and NO SMOKERS.



## Front Exterior

Lawned area tarmac pathway to front door

## Front Reception

UPVC double glaze windows to buy roller blinds would effect laminate floor tiled hearth decorative boxing in for meter cupboard, under stairs storage

## Kitchen

UPVC double glaze window with all blind kitchen comprises of a range of fitted wall and base units grey stone effect laminate work surface Bosch for ring gas hob CDA electric integrated oven extractor hood over hob with metal splash back black molded inset single drainer sink unit with mixer tap slimline integrated wine cooler fridge plumbing for washing machine inset spotlights to ceiling large grey high gloss tiled

## Rear Reception Room

Two UPVC double glaze windows, PVC double glazed French doors to rear, two double paneled radiators, insert marble hearth and surround, wooden fire surround. 1 x TV bracket to wall, blinds, wall lights and central light

## Landing

Split landing 2 x single paneled radiator, storage cupboard with Baxi boiler and shelving

## Bedroom 1

UPVC double glazed window to front, blinds, curtains, double paneled radiator and carpet

## Bedroom 2

UPVC double glazed window to front, blinds, curtains, double paneled radiator and carpet

## Bedroom 3

UPVC double glazed window to front, blinds, single paneled radiator and carpet

## Family Bathroom

UPVC double glazed frosted glass window, full-size paneled bath, sink with two taps, low-level WC chrome ladder towel rail and a walk in shower cubicle with a electric Mira shower, grey wood effect lino flooring, part tiled around the room, electric extractor fan.

## Rear Exterior

Two paved patio areas with sheds to bottom laid lawn fenced boundaries with access to front under shared pathway

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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