



## 21 Ramleh Park, Liverpool, Merseyside L23 6YD

£1,800 PCM

BERKELEY SHAW are pleased to offer TO LET Part Furnished / Unfurnished well presented, 3/4 BEDROOM, THREE STOREY home, located just a short distance from the beach! The property is light and airy throughout and briefly comprises to the ground floor- entrance hall, bedroom, shower room, further bedroom/ Office, utility room. The first floor has a spacious kitchen dining room and lounge with balcony. To the second floor there are two bedrooms, ensuite shower room, dressing room and a family bathroom. Externally the rear garden is low maintenance with gate out on to the beach, drive way to front with off road parking for 2 cars. An internal inspection is highly recommended.

Council Tax band: E

Deposit: £1800

Rental Duration: minimum 6 months



## Front Exterior

Block paved parking for two cars

## Vestibule

UPVC Double glazed entrance door, small storage cupboard

## Hallway

Wood internal single glazed, wooden flooring, Radiator, staircase to first floor

## Shower Room

Fully tiled, corner shower with base, electric shower, sink and low level w.c. radiator

## Bedroom 3

Double glazed window, laminate flooring radiator

Furnishing optional, bed, bedside cabinets, wardrobe

## Rear Reception / Office

UPVC Double glazed french Doors on to garden, radiator wooden floor

## Utility Room

Exterior Door, Boiler, fitted base unit with single drainer sink with mixer taps

## First Floor

### Lounge

Two double glazed french doors open on to balcony overlooking stunning views of the beach and river mersey, radiator, carpet

### Kitchen Diner

2 x Double glazed windows, kitchen comprises of a range of fitted base and wall units appliances include fridge freezer, induction hob, electric oven, microwave, dishwasher, single drainer sink with mixer taps, tiled floor, radiator.

## Second Floor

### Main Bedroom

Two UPVC double glazed french doors, open on to 2 x balconies with stunning views, hard wood flooring, radiator

Furnishings include : - Bed, 2 x bedside cabinets, 2 x chest of drawers, 1 x wardrobe

## Ensuite Shower Room

Fully tiled, Shower cubical with sliding glazed door, combination shower, low level w.c. pedestal wash hand basin, radiator

## Bedroom 2

Double glazed window, wooden floor, radiator

## Dressing Room

Double glazed window, fitted wardrobes on all walls, radiator, wooden floor

## Main Bathroom

Tiled walls and flooring, panelled bath with shower over, shower screen, low level w.c. and pedestal wash basin

## Rear Exterior

Paved Rear Garden with access out through gate on to Crosby Sandunes .

