



## 49 Rimrose Valley Road, Liverpool, Merseyside L23 9TF

**£1,150 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, front and rear garden. Internally, the property consists of a Porch, Entrance Hallway, Front Lounge, Kitchen /Morning Room, Downstairs Shower Room, Rear Reception, 3 Bedrooms and a bathroom, Brick Built Out Houses to side.

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: B

Deposit: £1,150

Rental Duration: minimum 12 months





## Front Exterior

Paved Pathway with planted borders and driveway

## Porch

UPVC Double glazed patio door

## Hallway

radiator, carpet, staircase to first floor

## Lounge

UPVC Double glazed bay window, radiator, carpet, feature fireplace.

## Kitchen / Morning Room

Kitchen comprises of a range of fitted base and wall units, freestanding cooker, washing machine and fridge / freezer, stainless steel single drainer sink and mixer tap, cushion flooring. carpet to morning room area, radiator.

## Rear Reception

UPVC Double glazed window and french doors, radiator and carpet

## Downstairs Shower Room

UPVC Double glazed window, tiled, low level w.c., sink, shower cubical with electric shower an sliding door.

## Side Passage

Access to 2 x store rooms

## Landing

Carpet

## Bedroom 1

UPVC Double Glazed window, fitted wardrobes and chest of drawers, radiator, carpet.

## Bedroom 2

UPVC Double glazed window, fitted wardrobe, 2 x cupboards, radiator, carpet

## Bedroom 3

UPVC Double Glazed window, radiator, carpet

## Shower Room

Double glazed windows, walk in shower cubical with electric shower, vanity unit with sink and low level w.c.

## Rear Exterior

paving and patio areas wth raised boarders, stoned areas

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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