



29 Westview Close, Liverpool, Merseyside L37 2FG

£1,200 PCM

TO LET Karen Parks@ Berkeley Shaw is pleased to offer TO LET this UNFURNISHED three bedroomed, two bathroomed semi-detached family home built by Redrow in 2018 on the popular Sanderling Park. The accommodation comprises: lounge, fitted kitchen/dining room, utility area and wc to the ground floor and three bedrooms (master with en-suite) and family bathroom to the first. Outside drive with parking and a south facing rear garden.

Available to view by appointment 01704651000

Council Tax Band: C

Deposit: £1200.00

Minimum Tenancy Term: 6 Months



Ground Floor

Hall

Panelled walls, understairs cupboard, Karndean Flooring, radiator.

Lounge

15'9" x 10'9" (4.81 x 3.30)

UPVC double glazed window, panelled wall, radiator.

Kitchen/Dining Room

18'0" x 11'3" (5.5 x 3.44)

UPVC double glazed French doors to rear garden, UPVC double glazed window, range of modern high and low level fitted units, 1 1/2 bowl stainless steel sink unit with drainer board and mixer tap, built in oven and grill, integrated: fridge/freezer, dishwasher & washing machine, 4 ring gas hob with extractor over, south facing garden accessed via French doors from dining area, Karndean flooring, radiator,

Utility Room

Plumbed for washing machine and tumble dryer.

WC

UPVC double glazed window, wash hand basin, low level wc, Karndean flooring.

First Floor

Landing

spindled balustade, airing cupboard housing Valliant boiler, radiator,

Master Bedroom

11'3" x 11'2" (3.43 x 3.41)

UPVC double glazed window, open wardrobe with hanging rails, radiator.

En-Suite

Walk in shower, wash basin, low level wc, tiled walls, heated chrome towel rail.

Bedroom 2

11'8" x 9'1" (3.58 x 2.78)

UPVC double glazed window, open wardrobe with hanging rails, radiator.

Bedroom 3

8'7" x 8'5" (2.63 x 2.57)

UPVC double glazed window, radiator.

Bathroom

6'7" x 5'6" (2.01 x 1.70)

UPVC double glazed window, white suite comprising: panelled bath with mixer tap and shower over, wash basin, low level wc, part tiled walls, heated chrome towel rail.

Outside

Front Garden

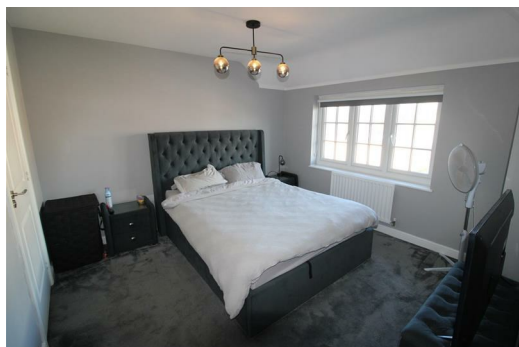
Drive with parking for 2 cars, laid to lawn, side access to rear garden.

Rear Garden

South facing, patio area, laid to lawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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