



## Mosaic Blundell Road, Liverpool, Merseyside L38 9EE

### £1,295 PCM

Nestled on the charming Blundell Road in the desirable area of Hightown we have TO LET, this delightful PART FURNISHED semi-detached house presents an excellent opportunity for families and professionals alike. With three spacious reception rooms, this property offers ample space for relaxation, entertaining, and family gatherings. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The residence boasts three comfortable bedrooms, providing plenty of room for rest and privacy. The property also features a well-appointed bathroom with separate shower cubical, ensuring convenience for all occupants.

For those with vehicles, the property includes parking for one vehicle, adding to the practicality of this lovely home. The surrounding area of Hightown is known for its picturesque scenery and community spirit, making it an ideal location for those seeking a peaceful yet connected lifestyle.

Minimum Tenancy Length: 6 Months  
Deposit: £1495  
Council Tax Band: C





## Front Garden

Lawn, mature bushed and paved pathway to entrance door

## Porch

UPVC Entrance door and double glazed windows, tiled

## Lounge

UPVC Double glazed windows, laminate flooring, radiator, feature fireplace

## Kitchen Diner

UPVC Double glazed exterior door, laminate flooring, range of fitted base and wall units with integrated oven, hob, fridge and freezer

## Conservatory

UPVC Double glazed windows and door, laminate flooring

## Landing

Carpet, storage cupboard

## Bedroom 1

UPVC Double glazed windows, vinyl flooring, fitted wardrobes, fitted storage cupboard

## Bedroom 2

UPVC Double Glazed windows, carpet, radiator, range for fixed fitted bedroom ceiling

## Bedroom 3

UPVC Double Glazed windows, carpet, radiator, single bed

## Bathroom

UPVC Double glazed window, tiled walls and floor, three piece suite comprises of bath with shower over, sink and low level w.c.

## Rear Garden

lawn to back and side, mature bushes

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		
		68
		81
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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