



85B Pinfold Lane, Southport, Merseyside PR8 3QL

£950 PCM

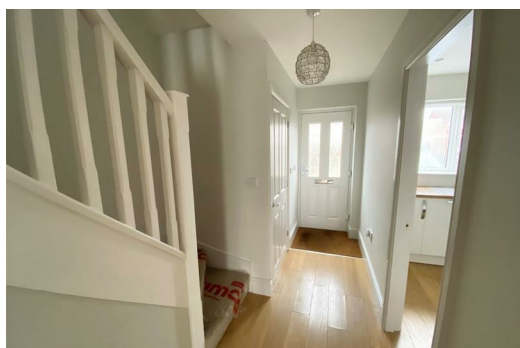
Karen Parks at Berkeley Shaw is delighted to offer for long term let this 3 bedroomed semi-detached home. The accommodation comprises: front exterior, hall, lounge and fitted kitchen and downstairs w.c. to the ground floor. To the first floor two bedrooms , ensuite shower room and family bathroom, second floor third Bedroom Outside a drive with parking for cars and a good sized rear garden. Available February 2023

Call to book a viewing now on 0151 924 6000

Deposit :£995

Council Tax: Band D

Lease Length: minimum 12 months



Front Exterior

Driveway

Hallway

Entrance Door, laminate floor, staircase to first floor

Downstairs W.C.

Double Glazed window, radiator, laminate flooring, low level w.c. hand basin

Kitchen

Double Glazed window, kitchen comprises of a range of fitted base and wall units, stainless steel single drainer sink with mixer taps, cooker, hob, fridge freezer

Lounge

Double glazed patio doors out on to the garden, radiators, laminate flooring

First Floor Landing

Carpeted access to all rooms and staircase to 2nd floor,

Bedroom 1

Double glazed window, radiator, carpet ensuite shower room

Ensuite Shower Room

Tiled walls and flooring, shower tray and cubical, combination shower, low level w.c., wash basin

Bedroom 2

Double glazed window, carpet, radiator

Bathroom

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

Second Floor

Bedroom 3

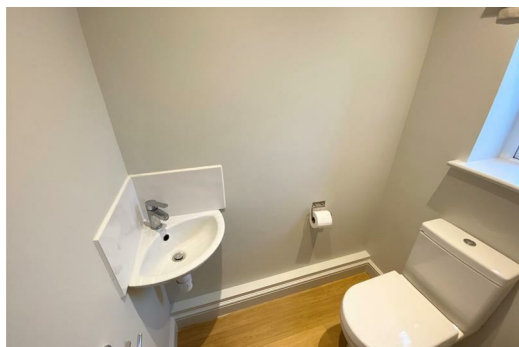
Velux windows, carpet ,radiator

Rear Exterior

Fenced Boundary, laid lawn, patio area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	88
(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 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		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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