



## 21 Abbots Way, Liverpool, L37 6DR

£1,100 PCM

'AVAILABLE NOW', Berkeley Shaw is pleased to offer for rent this UNFURNISHED 2 bedroomed Semi - Detached BUNGALOW situated near local schools and amenities in Formby Village. The accommodation comprises; vestibule, lounge, kitchen, inner hallway, two bedrooms and shower room. Rear garden with lawn area and paved patio, paved area to front with driveway for off road parking leading to detached garage at the rear.

Minimum Tenancy Length: 6 Months

Deposit: £1100.00

Council Tax Band: C



## Vestibule

UPVC Double glazed entrance door and window, Carpet, meter cupboards

## Lounge

UPVC Double glazed window, electric feature fire, carpet and radiator

## Kitchen

UPVC Double glazed Exterior door and window, Tiled, kitchen comprises of a range of fitted base and wall units with single stainless steel sink, integrated electric hob, oven and grill, and washing machine, space for fridge freezer

## Bedroom 1

UPVC Double Glazed window, radiator, carpet, wardrobes, storage cupboard

## Bedroom 2

UPVC Double glazed window, carpet and radiator

## Shower Room

UPVC Double Glazed window, Tiled, Low level W.c. Vanity Sink and walk in corner shower with glass enclosure

## Detached Garage

Metal up and over door

## Rear Exterior

Paved with small grassed area, access to detached single garage and shed

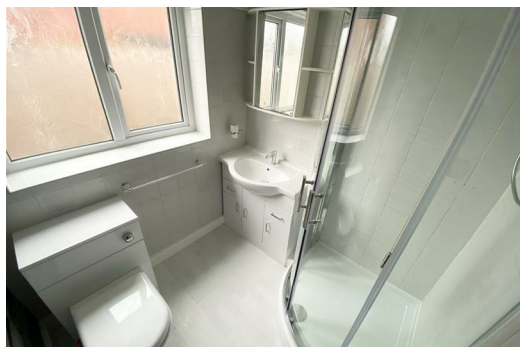
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the footprints contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagov ©2023

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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