



## 111 Stanley Road, Liverpool, Merseyside L5 2PY

**£1,000 PCM**

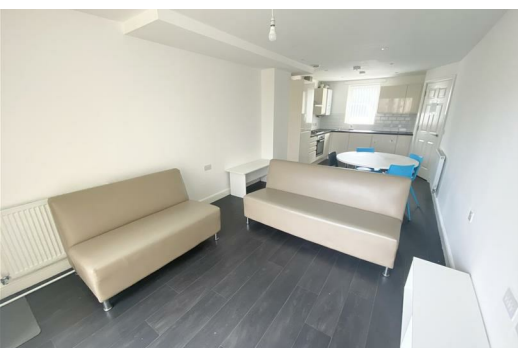
Berkeley Shaw Offer TO LET - 4 BEDROOM FURNISHED TOWN HOUSE comprising of; entrance hallway, downstairs w.c. modern kitchen with all main integrated fitted appliances (dishwasher, fridge freezer, washing machine, electric oven and gas hob), four bedrooms and separate bathroom with white three piece suite, Separate Shower room. Off road parking to rear of the property front and rear garden.

Call us on 01519246000 to arrange a viewing!

Council Tax Band: A

Deposit: £1000

Minimum Term: 12 months



## Hallway

Composite entrance door, laminate flooring, radiator

## Open Plan Lounge Kitchen

UPVC Double glazed window, double glazed patio door, laminate flooring, radiator, kitchen comprises of a range of fitted wall and base units, stainless steel sink with mixer tap, integrated washer / dryer, fridge / freezer, electric oven and gas hob, extractor hood. Furnishings include table and chairs 2 x sofa 1 x coffee table

## Downstairs W.C

Laminate flooring, radiator low level w.c. wash hand basin

## Landing

Staircase to ground and second floors, carpet

## Bedroom 1

UPVC Double glazed window, radiator, carpet Furnishings include: double bed and mattress, wardrobe, drawer unit.

## Bedroom 2

UPVC Double glazed window, radiator, carpet Furnishings include: double bed and mattress, wardrobe, drawer unit.

## Bathroom

Part tiled walls, vinyl floor, panelled bath with shower over, glass shower screen, sink, low level w.c., ladder towel rail.

## Shower Room

Part tiled walls, vinyl floor, glass shower enclosure with electric shower, sink, low level w.c., ladder towel rail.

## Landing

Carpet

## Bedroom 3

UPVC Double glazed window, radiator, carpet Furnishings include: double bed and mattress, wardrobe, drawer unit.

## Bedroom 4

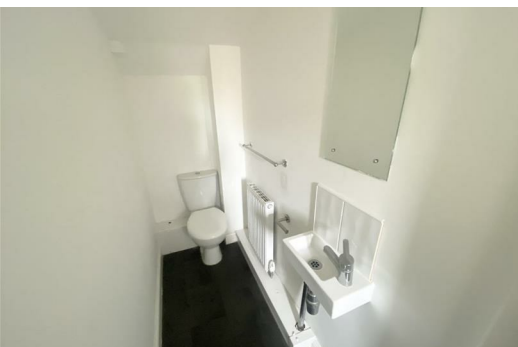
UPVC Double glazed window, radiator, carpet Furnishings include: double bed and mattress, wardrobe, drawer unit.

## Rear Exterior

Small paved patio, lawn area Parking space to the rear of the building

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	85	95
(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		
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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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