



Chestnut View, 7 Brows Lane, Liverpool, L37 3HY

£1,250 PCM

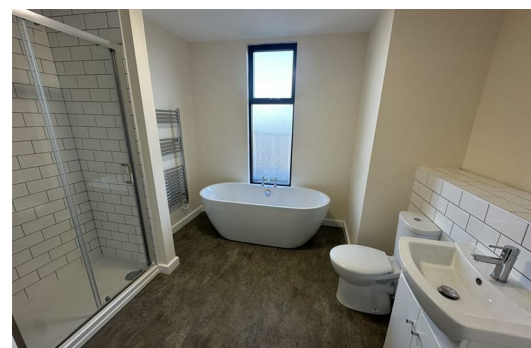
Nestled in the charming area of Brows Lane, Formby, we offer TO LET this delightful two-bedroom 3rd floor apartment offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious hallway with ample storage, open plan kitchen lounge provides an inviting atmosphere, ideal for both relaxation and entertaining guests.

The apartment boasts two well-appointed bedrooms, with the master suite featuring as it includes a dedicated dressing area and ensuite shower room for added convenience and privacy. The second bedroom is a double.

The property is equipped with two bathrooms, ensuring that morning routines are seamless for all residents. Central heating throughout the apartment guarantees a warm and cosy environment, perfect for those cooler months.

One of the standout features of this apartment is the lovely balcony, which offers a delightful outdoor space to enjoy fresh air and views of the surrounding area. The inclusion of modern appliances adds to the appeal, making it easy for you to settle in to your new home.

This apartment is not just a home; it is a lifestyle choice, situated in a desirable location that combines tranquility with accessibility to local amenities.



Hallway

Entrance door, flooring, access to 2 x Walk In Storage Cupboards, Radiator

Bathroom

Double glazed window, flooring, part tiled walls in all wet areas, bathroom comprises of three piece suite, freestanding bath, low level w.c. sink and a separate walk in shower with glazed enclosure

Open Plan Kitchen/Lounge

Double glazed windows, flooring, radiator, kitchen comprises of a range of fitted base and wall units with integrated appliances include fridge / freezer, washer dryer, electric cooker and hob, extractor hood, Inset sink with mixer tap, double glazed windows and bifold doors

Private Terrace

Bedroom 1

Double glazed window, radiator, carpet

Dressing Room

carpet

Ensuite Shower Room

Double glazed window, flooring, part tiled walls in all wet areas,, low level w.c. sink and a separate walk in shower with glazed enclosure

Bedroom 2

Double glazed window, radiator, carpet

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



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

