# BerkeleyShaw



# 6 Harington Green, Liverpool, Merseyside L37 1XS £1,500 PCM

BERKELEY SHAW are pleased to bring to the market TO LET this UNFURNISHED 3 Bedroom DETACHED BUNGALOW. The property offers spacious and well laid out accommodation with well stocked and beautifully maintained front and rear gardens.

The property briefly comprises of entrance hall, kitchen dining room, Lounge with sliding patio doors opening out to rear garden, 3 Bedrooms, and family bathroom including walk in shower, Single Garage, off road parking for 2/3 cars. A viewing of this lovely home is highly recommended to appreciate the quality.

Available now so call us to arrange a viewing on 01519246000

Viewings by Appointment only.

Council Tax: Band E Deposit: £1730 Minimum Term: 12 Months



### **Front Exterior**

Lawn, Drive way with off road parking

# Hallway

Double glazed entrance door, wooden flooring

## Lounge

Double glazed windows and Sliding double glazed patio doors to rear, wooden parquet flooring, fireplace with gas fire inset

# Kitchen Diner

Double glazed windows with exterior door, radiator, kitchen comprises of a range of fitted wall and base units with integrated appliances including fridge freezer, microwave, induction hob, oven, dishwasher, washing machine, single sink with mixer tap, tiled flooring and around surfaces

### Bedroom 1

Double glazed window, radiator carpet and fitted wardrobe

# Bedroom 2

Double glazed window, radiator carpet and fitted wardrobes dressing table

# Bedroom 3

Double glazed window, radiator carpet and fitted wardrobes

# Bathroom Room

Part tiled walls and flooring, ladder towel rail, bath, shower, low level w.c. shaver point, two double glazed windows

Rear Garden

Large Lawn area with printed boarders

Single Garage up and over door 

 Very energy efficient - lower running costs
 Current
 Potential

 (92 plus) A
 68
 81

 (81-91) B
 68
 81

 (85-68) D
 68
 1

 (39-54) E
 68
 1

 (1-20) G
 G
 1

 Not energy efficient - higher running costs
 EU Directive
 1

 England & Wales
 EUDirective
 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus)		
(81-91)		
(69-80) C		
(55-68) D		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales EU Directive 2002/91/EC		





Berkeley Shaw Estate Agents Limited. Company No. 0784754 Berkeley Shaw Real Estate Limited. Company No. 05206927

