



14C Merrilocks Road, Liverpool, Merseyside L23 6UN

£1,150 Per Month

BERKELEY SHAW are delighted to offer TO LET this THREE BEDROOM flat, located in this exclusive residential postcode. The property has excellent nearby transport links and is walking distance to nearby shops, bars and restaurants. This flat offers light and airy accommodation throughout and has been finished to a high specification.

Externally, the property benefits from off road driveway/parking and garage. Internally, the property consists of a entrance hallway, lounge, dining room, open plan kitchen, bathroom, 3 Bedrooms and an en suite, single garage.

Viewing is strictly by appointment via Berkeley Shaw.

Council Tax band: C

Deposit: £1,150

Rental Duration: minimum 6 months



Kitchen

Kitchen comprises of a range of fitted base and wall units with a single drinks drainer. The kitchen also contains a range of integrated appliances including oven, hob, extractor hood and wine cooler alongside a range of free standing appliances including fridge/freezer, dishwasher and washing machine.

Lounge

Double glazed windows with carpet, radiator, fireplace. Furnishings include: corner couch, and television fitted to the wall.

Bathroom

Fully tiled floor and walls, paneled bath with shower over, shower screen, low level w.c. and sink, large mirror on wall

Bedroom 1

Master bedroom includes double glazed windows, carpeted, radiators, fitted wardrobes and drawers. The master bedroom also leads onto an en suite containing shower, toilet and sink.

Bedroom 2

Double glazed window, double radiator, carpet. Furniture includes double bed.

Bedroom 3

Double glazed window, double radiator, carpet. Furniture included: day bed and side drawer

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	77
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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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