



## 55 Great Mersey Street, Liverpool, Merseyside L5 7SS

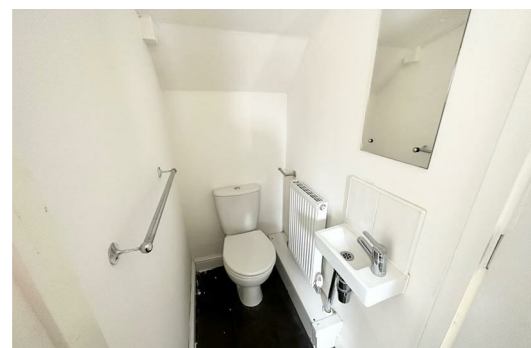
£1,050 PCM

Nestled on Great Mersey Street in the vibrant area of Kirkdale, Liverpool, this charming semi-detached townhouse offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious living environment.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property boasts two modern bathrooms, ensuring ample facilities for all residents. The unfurnished nature of the home allows you the freedom to personalise the space to your taste, making it truly your own.

The kitchen is equipped with integrated appliances, making meal preparation a delight. This feature not only enhances the functionality of the space but also adds a touch of modern living. For those with vehicles, the property offers off-road parking for one vehicle, providing added convenience in this bustling area.

Deposit: £1,212.00  
Council Tax: A  
Minimum Term: 12 months



- Exterior
- Hallway
- Downstairs W.C.
- Lounge / Kitchen
- Inner Hallway
- First Floor Landing
- Bedroom 2
- Bathroom
- Bedroom 3
- Upper Floor Landing
- Bedroom 1
- Ensuite Shower Room
- Rear Exterior

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 95        |
| (81-91) B                                   | 84      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| 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                                         |         |           |



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

