BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

10 Burlington Avenue, Liverpool, L37 8DZ

£1,100 PCM

Welcome to this charming TWO BEDROOM UNFURNISHED Semi-detached house TO LET located on Burlington Avenue in the picturesque area of Formby. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy double bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office.

The house features a well-maintained bathroom, ensuring your comfort and convenience. The semi-detached layout offers a sense of privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life.

Situated in a sought-after location, this property provides easy access to local amenities, schools, and green spaces, making it a perfect choice for those looking for a peaceful yet convenient lifestyle. Don't miss the opportunity to make this lovely house your new home in Formby.

Deposit: £1,100
Council Tax: C
Minimum Term:12 Months

Hallway
PVC Double glazed Entrance Door, tiled floor, carpet to stair well, radiator

Lounge
Double glazed window, wood effect laminate flooring, walk in under stairs storage cupboard, radiator, wall lights

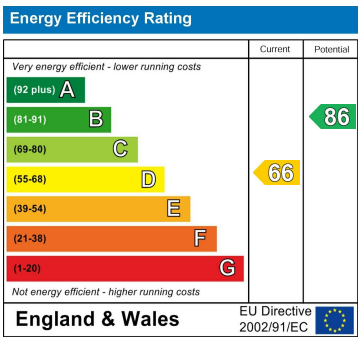
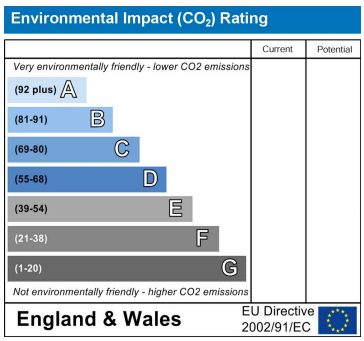
Kitchen Diner
Double glazed window, Double glazed sliding patio doors, wood effect laminate flooring, Kitchen comprises of a range of fitted base and wall units in set sink, gas hob, electric cooker, plumbing for washing machine, granite work surfaces

Conservatory
Double glazed windows tiled flooring, double glazed french door

Landing
Double glazed window, carpet

Bedroom 1
Double glazed window, fitted wardrobes, walk in storage cupboard, carpet and radiator

Bedroom 2
Double glazed window, carpet and radiator

Bathroom
Double glazed window, fully tiled walls and flooring,P Shaped bath with glass shower screen, combination shower with rainfall shower head, vanity unit with inset sink, low level w.c. Radiator, ladder towel rail

Rear Garden
Fenced Boundaries, lawn with planted boarders'