



BerkeleyShaw

Instow Cottage School Road, Liverpool, L38 0BN

£1,200 Per Month

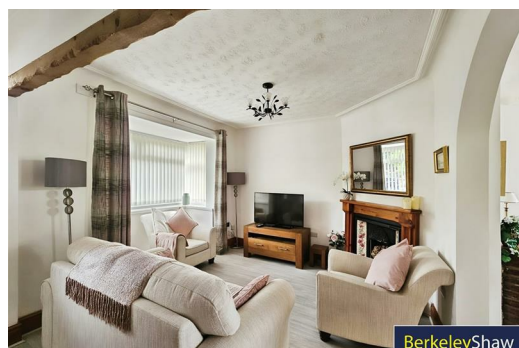
Berkeley Shaw are delighted to bring to the market this immaculate cottage To Let, situated in a sought-after location renowned for its excellent public transport links and proximity to green spaces—perfectly suited for professionals seeking convenience and tranquillity.


This beautifully maintained home features three well-proportioned bedrooms. The master bedroom offers a restful retreat, while the second is a comfortable double, and the third is ideally positioned as a study, meeting the needs of remote working or a quiet reading space.


There are three inviting reception rooms, each thoughtfully arranged for versatile living. The main reception room boasts a charming fireplace, creating an ambient setting for relaxation. The second reception enjoys the warmth of a fireplace and benefits from large windows, bathing the space in natural light and providing an airy, welcoming atmosphere. A WC is located on the ground floor of the cottage. The third reception room is a delightful conservatory with garden views and direct access to the garden, ideal for morning coffee or entertaining guests.

A modern shower room offers contemporary comfort and style.

The property's private garden is a true asset, providing an oasis of calm for outdoor enjoyment or al fresco dining. With Council Tax Band B, this home is as practical as it is inviting.



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		
	69	81
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		



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