



## 27 Mohave Drive, Liverpool, L37 6FQ

£1,600 PCM

This immaculate three-bedroom semi-detached house is available \*\*to let\*\* in the sought-after area of Formby, Liverpool. Well-suited to families, the property offers a practical layout and access to extensive local green spaces.

The ground floor features a separate reception room with large windows, providing a bright living area. An open-plan kitchen with built-in pantries, generous natural light, and defined dining and breakfast areas creates a central hub for everyday living and entertaining. There is also a convenient ground floor WC.

Upstairs, there are two double bedrooms, one benefiting from built-in wardrobes. A well-appointed family bathroom includes a free-standing bath, rain shower and heated towel rail. The top floor hosts a private master bedroom with en-suite, featuring a rain shower and heated towel rail.

Externally, the property boasts a large, south-facing garden with defined BBQ area, ideal for outdoor dining and recreation, alongside off-street parking.

Formby is known for its nearby parks, coastal walking routes and cycling routes, including access to Formby Beach and National Trust woodlands. Local schools, shops and cafés are within easy reach in Formby village.



| Energy Efficiency Rating                    |         |                                                                                   |
|---------------------------------------------|---------|-----------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                         |
| Very energy efficient - lower running costs |         |                                                                                   |
| (92 plus) <b>A</b>                          |         | <b>85</b> <b>95</b>                                                               |
| (81-91) <b>B</b>                            |         |                                                                                   |
| (69-80) <b>C</b>                            |         |                                                                                   |
| (55-68) <b>D</b>                            |         |                                                                                   |
| (39-54) <b>E</b>                            |         |                                                                                   |
| (21-38) <b>F</b>                            |         |                                                                                   |
| (1-20) <b>G</b>                             |         |                                                                                   |
| Not energy efficient - higher running costs |         |                                                                                   |
| EU Directive 2002/91/EC                     |         |  |
| England & Wales                             |         |                                                                                   |

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



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