



## 15 Melrose Avenue, Liverpool, Merseyside L23 0QL

£1,300 PCM

TO LET 3 BEDROOM UNFURNISHED SEMI DETACHED HOUSE in the HEART of CROSBY, Close to local amenities and transport links, This property has well proportioned rooms over spacious living. The property briefly comprises of porch, hallway, front reception, rear reception, cloaks room, kitchen diner with integrated hob and electric oven, under counter fridge, undercounter freezer, and also Under stairs storage room. To the first floor, landing, 3 bedrooms, bathroom. There is off road parking on driveway to the front and garden to the rear.

Call us on 01519246000 to arrange a viewing!

Council Tax band: C

Deposit: £1500

Rental Duration: minimum 12 months



### Front Exterior

Walled boundary, flagged driveway

### Vestibule

PVC Double glazed door, laminate flooring

### Hallway

Wooden entrance door, wooden effect laminate flooring, staircase to first floor with carpet, radiator

### Cloaks Room

PVC Double glazed window with obscured glass, laminate flooring, radiator, low level w.c. vanity sink unit with cupboard.

### Front Reception

Hard wood double glazed windows, marble fire surround with inset gas fire, radiator, carpet

### Rear Reception

PVC Double glazed french doors, wood effect laminate flooring, wooden fire surround with marble inset and hearth, inset gas fire, radiator, curtain rail.

### Understairs Store Room

Boiler, plumbing for washing machine, shelving

### Kitchen Diner

Two PVC Double glazed windows, PVC Double glazed exterior door, tiled flooring and part tiled walls around work surfaces, kitchen comprises of a range of fitted base and wall units, 1 1/2 stainless steel drainer sink with mixer tap, integrated appliances include Electric cooker and hob, extractor hood, under counter fridge, under counter freezer, dishwasher.

### Landing

PVC Double glazed window, storage cupboard.

### Bedroom 1

Hard wood double glazed windows, fitted wardrobes, carpet, radiator

### Bedroom 2

PVC Double glazed window, fitted wardrobe, carpet and radiator.

### Bathroom

PVC Double glazed window, Part tiled walls, tiled floor, P-Shaped panelled bath with mixer taps, glass shower screen, combination shower above bath, low level w.c. sink with mixer tap, ladder towel rail.

### Bedroom 3

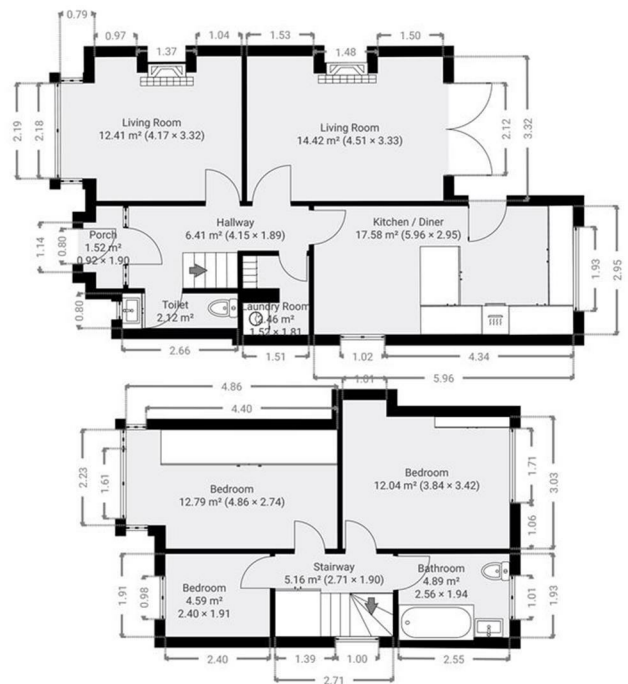
hard wood double glazed window, carpet and radiator.

### Rear Garden

lawned area, paved patio

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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