



BerkeleyShaw

Crawford Gardens, 161A Rose Lane, Liverpool, L18 5AD

£1,300 Per Month

Welcome to this charming duplex Unfurnished apartment TO LET, Located on the desirable Rose Lane in Liverpool. This delightful property offers a perfect blend of modern living and comfort, making it an ideal choice for individuals or small families seeking a stylish home.

Upon entering, you will find a spacious reception room that welcomes you with its warm ambiance. The open plan lounge and kitchen area is designed for both relaxation and entertaining, featuring a lovely Juliet balcony that allows natural light to flood the space, creating a bright and airy atmosphere. The kitchen is well-equipped, providing a functional area for culinary enthusiasts.

This apartment boasts two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The two bathrooms ensure convenience for all residents, making morning routines a breeze. Additionally, a study room provides a quiet space for work or study, catering to the needs of those who require a dedicated area for productivity.

For your convenience, the property includes parking for one vehicle, a valuable feature in this vibrant area. The location on Rose Lane places you within easy reach of local amenities, parks, and excellent transport links, making it a fantastic base for exploring all that Liverpool has to offer.

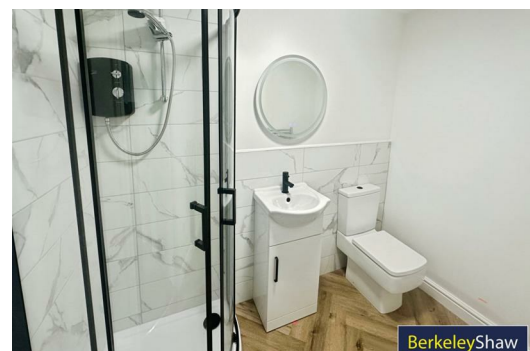
Deposit: £1500
Council Tax: Not Yet Banded



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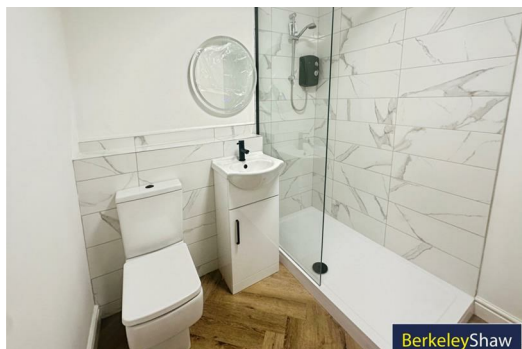
- Exterior
- Hallway
- Study Room
- Bedroom 1 with Ensuite
- Ensuite Shower Room
- Bedroom 2
- Staircase and Landing
- Storage Room
- Open Plan Lounge Kitchen
- Exterior Communal Car Park

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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