



BerkeleyShaw

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

£1,350 Per Month

Nestled on the charming Rose Lane in Liverpool, TO LET this newly converted Unfurnished duplex apartment offers a delightful blend of modern living and comfort. With two well-proportioned bedrooms, this property is perfect for individuals, couples, or small families seeking a stylish home in a vibrant area.

Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living spaces. The apartment boasts two bathrooms, ensuring convenience and privacy for all residents.

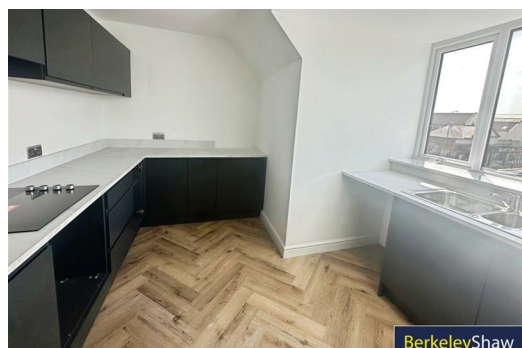
One of the standout features of this property is the additional room, which can easily serve as a study, providing a quiet space for work or study. The apartment also includes a lovely balcony, perfect for enjoying a morning coffee or unwinding in the evening.

For those with a vehicle, the property offers parking for one car, a valuable asset in this bustling city. The combination of modern amenities and a prime location makes this apartment an excellent choice for anyone looking to embrace the lively lifestyle that Liverpool has to offer.

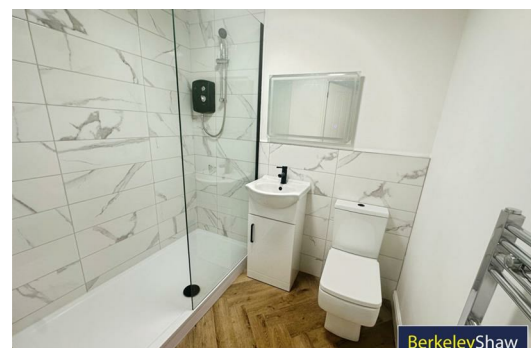
Deposit: £1557
Council Tax: Not yet banded



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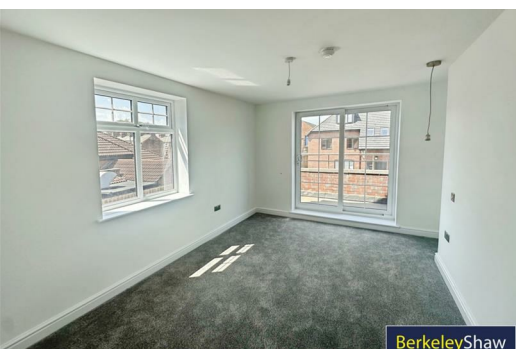


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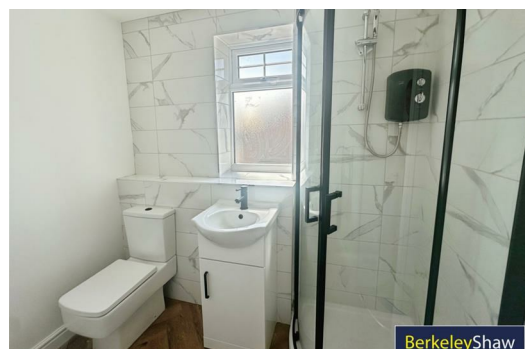
- Hallway
- Understairs Storage Cupboard
- Study / Bed 3
- Storage Cupboard
- Shower Room
- Bedroom 1 with Ensuite
- Ensuite Shower Room
- Bedroom 2
- Staircase to 1st Floor
- Storage Room
- Open Plan Lounge Kitchen
- Communal Carpark to Rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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 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		
England & Wales	EU Directive 2002/91/EC	



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