



## 12 Moor Drive, Liverpool, Merseyside L23 2UP

**£1,500 PCM**

Berkeley Shaw TO LET 3 BEDROOM UNFURNISHED SEMI DETACHED HOUSE - Available from January 2025 - Property This stunning property has well proportioned rooms over spacious living at the very highest standard. The property briefly comprises of hallway, lounge, dining room, kitchen with integrated gas hob and electric oven, Utility room, Downstairs WC. Single garage, landing, 3 bedrooms, bathroom and separate w.c. There is off road parking on the driveway to the front and garden to the rear.

Deposit:£1,500

Council Tax Band: C

Minimum Tenancy Length ; 12 Months

Call us on 01519246000 to arrange a viewing!



### Front Exterior

Block paved driveway, laid lawn and shrubs

### Porch

Double glazed french doors, tiled floor

### Hallway

Original wooden entrance door, laminate flooring, radiator

### Front Reception

UPVC Double glazed bay window, radiator, laminate flooring

### Rear Reception

Double glazed window and door to rear, laminate flooring, radiator

### Kitchen

UPVC Double glazed window, range of high gloss fitted wall and base units, single stainless steel sink with mixer taps, inset gas hob and integrated electric oven.

### Utility Room

PVC Double glazed exterior door, access to garage, work surface and plumbing for washing machine

### Downstairs W.C

Low level w.c. wash hand basin

### Landing

Stained glass window, loft access, built in storage cupboard

### Bedroom 1

UPVC Double glazed window, radiator and laminate flooring

### Bedroom 2

UPVC double glazed window, radiator and laminate flooring

### Bedroom 3

UPVC Double glazed window, laminate flooring, radiator

### Bathroom

UPVC double glazed window, fully tiled walls and flooring, vanity sink unit with waterfall tap, bath with shower over, shower screen, built in storage cupboard housing boiler.

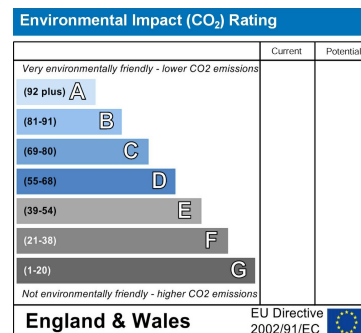
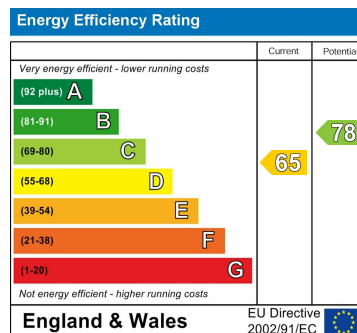
### Separate W.C.

UPVC Double glazed window, fully tiled walls and flooring, low level w.c.

### Single Garage

### Rear Exterior

Laid Lawn , various bushes and shrubs



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