



## 90 Bull Cop, Liverpool, Merseyside L37 8BZ

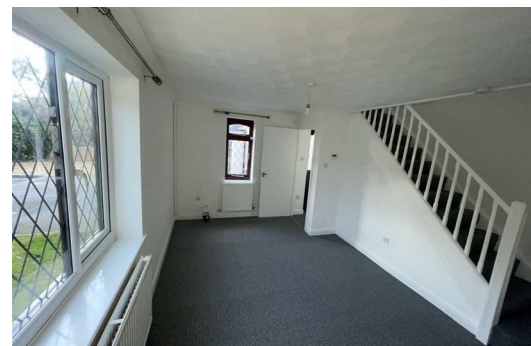
£895 PCM

'AVAILABLE NOW', Karen Parks @ Berkeley Shaw is pleased to offer for rent this REFURBISHED UNFURNISHED 3 bedroomed detached family home situated near local schools and amenities in Formby Village. The accommodation comprises; hall, lounge, kitchen diner and three bedrooms and family bathroom to first floor. Rear garden with lawn area and paved patio, Lawned area to front with driveway for off road parking leading to detached garage.

Minimum Tenancy Length: 6 Months

Deposit: £995.00

Council Tax Band: C



## Front Exterior

Lawn garden and drive way to detached garage

## Hallway

Exterior door, walk in under stairs storage cupboard, radiator

## Lounge

Upvc Double glazed window, radiator, carpet staircase to first floor

## Kitchen Diner

UPVC Double glazed window, wooden glazed french doors, kitchen includes range of fitted base and wall units, electric oven, hob, stainless steel sink unit with mixer tap, newly fitted dishwasher, and a brand new combination boiler

## Landing

Wooden framed port hold window, carpet

## Bedroom 1

PVC Double glazed window, radiator, carpet and fitted wardrobe

## Bedroom 2

PVC Double glazed window, radiator, carpet and fitted wardrobe and storage cupboard

## Bedroom 3

Double glazed window, carpet and radiator

## Bathroom

PVC Double glazed window, part tiled walls, panelled bath, electric shower over, sink and low level w.c. radiator

## Rear Exterior

paved patio and lawn

## Detached Garage

Metal Up and Over door, electrics

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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		
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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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