



## 4 Cattan Green, Liverpool, L37 8BX

£1,200 PCM

Three Bedroom Semi - Detached TO LET UNFURNISHED property situated on a residential cul-de-sac within close proximity to local schools, Formby village and amenities. Access via Shaw Crescent. The property comprises: side entrance, hall, lounge and kitchen/diner. Upstairs the property benefits from 3 bedrooms, master with cupboard with mirror sliding doors, family bathroom. Garden front and rear and garage.

Council Tax Band: C

Deposit £1200.00

Minimum Term: 12 Months



## Lounge

Double glazed window, radiator carpet and fireplace

## Dining Room

Double glazed sliding patio door, radiator and carpet

## Kitchen

Double glazed window, tiled walls and flooring, kitchen comprises of a range of fitted base and wall units, plumbing for dishwasher and washing machine, stainless steel single drainer sink with mixer tap, integrated oven and gas hob with extractor hood.

## Landing

Carpeted

## Bedroom 1

Double glazed window, carpet, radiator mirrored fitted wardrobe with sliding doors

## Bedroom 2

Double glazed window, radiator, carpet

## Bedroom 3

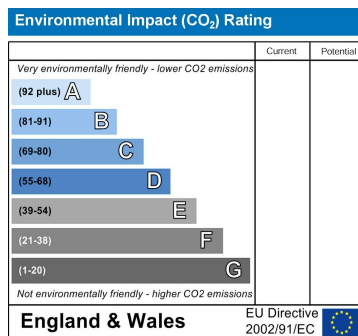
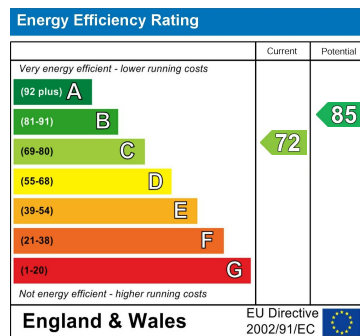
Double glazed window, radiator and Laminate flooring

## Bathroom

Double glazed windows, tiled walls and floor, bathroom comprises of three piece white suite with panelled bath with shower over, low level w.c. and sink.

## Rear Exterior

Paved patio, laid lawn, fenced boundary and access to garage



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