



## 8 The Precincts, Liverpool, Merseyside L23 0TP

£1,250 PCM

BERKELEY SHAW are pleased to offer this FULLY REFURBISHED 3 BEDROOM Semi Detached property situated within close proximity of local amenities, transport links and in the catchment area of several popular schools.

The property comprises of entrance hall, lounge, dining room open to morning room, kitchen with integrated electric cooker, gas hob and extractor hood, plumbing for Washing Machine. To the first floor are 3 bedrooms and a Shower Room. The property benefits from a good size rear garden laid to lawn.

Council Tax: Band C

Deposit: £1250

Minimum Term 12 Months



## Front Exterior

Paved driveway

## Inner Porch

Double Glazed French Doors,

## Hallway

13'10" x 6'8" (4.241 x 2.039)

Wooden entrance door, double glazed window, laminate flooring, radiator, understairs meter cupboard, staircase with carpet, blinds

## Front Reception

14'9" x 10'11" (4.516 x 3.333 )

Double Glazed Bay Window, radiator, laminate flooring

## Rear Reception

14'11" x 11'2" (4.547 x 3.409)

Double glazed French Doors, feature fire place, laminate flooring, radiator opening to

## Morning Room

6'7" x 9'2" (2.015 x 2.806)

Double glazed window, radiator, understairs cupboard

## Kitchen

11'9" x 7'6" (3.596 x 2.304)

Double glazed window, double glazed side door, range of fitted base units, part tiled walls, tiled flooring, integrated electric Beko Oven, integrated Beko Gas hob, Chimney style extractor hood, single stainless steel sink., plumbing for washing machine

## Landing

Double Glazed window, Carpet

## Bedroom 1

14'10" x 10'11" (4.522 x 3.335)

Double Glazed bay window, radiator, carpet, blinds

## Bedroom 2

12'0" x 11'0" (3.669 x 3.363)

Double glazed window, radiator, carpet, blinds, built in storage cupboard housing BAXI Boiler

## Bedroom 3

6'8" x 9'0" (2.045 x 2.767)

Double glazed window, radiator, carpets, blinds

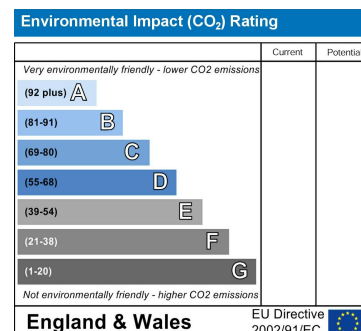
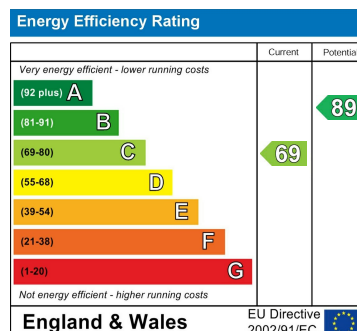
## Bathroom

6'6" x 6'11" (2.006 x 2.110)

Double glazed window, tiled floor, part tiled walls, low level w.c. wash hand basin, bath with electric shower over and shower screen, ladder towel rail.

## Rear Garden

Fenced enclosed garden, paved patio area, lawn, small storage shed.



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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Company No. 05206927

