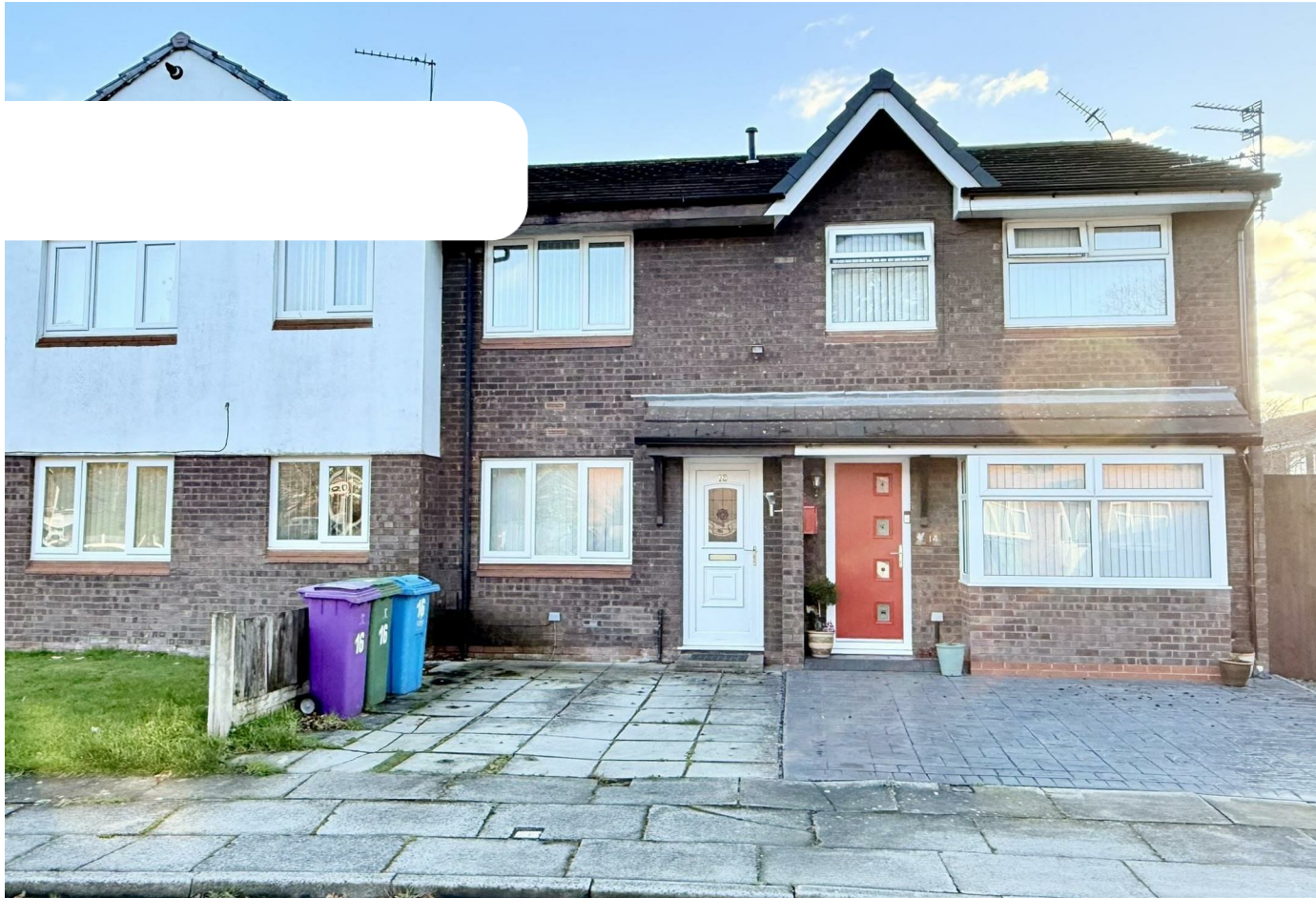




House - Terraced

# 16 PINWOOD AVENUE, WEST DERBY, LIVERPOOL, L12 0JB

Per Month

## £825 Per

### FEATURES

- Two bedroom mid terraced property
- Situated in a cul de sac location in West Derby
- Lounge and dining kitchen on the ground floor
- Two bedrooms and family bathroom
- Garden at the rear with patio and lawn
- Driveway for off road parking
- An early viewing is advised



# 2 Bedroom House - Terraced located in Liverpool

## **Lounge**

15'9 x 12'3

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator. Cupboard housing utility meters. Stairs to the first floor accommodation.

## **Dining Kitchen**

12'3 x 8'9

UPVC double glazed window to the rear aspect and part glazed door. Ceramic tiled flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and work surfaces and incorporating a single bowl sink unit with mixer tap. Tiled splashbacks. Central heating radiator.

## **Landing**

Doors to all rooms. Loft access point with pull down ladder.

## **Bedroom One**

12'3 x 9'6

UPVC double glazed window to the front aspect. Central heating radiator.

## **Bedroom Two**

12'4 x 8'8

UPVC double glazed window to the rear aspect. Central heating radiator. Free standing wardrobe

## **Bathroom**

Fitted with a three piece suite comprising of a panelled bath with an overhead shower and glass screen, a pedestal wash hand basin and a low level wc. Central heating radiator. Built in storage cupboard. Xpelair fan.

## **External**

At the rear of the property is a paved patio area with a lawned garden and storage box.

At the front is a driveway for off road parking



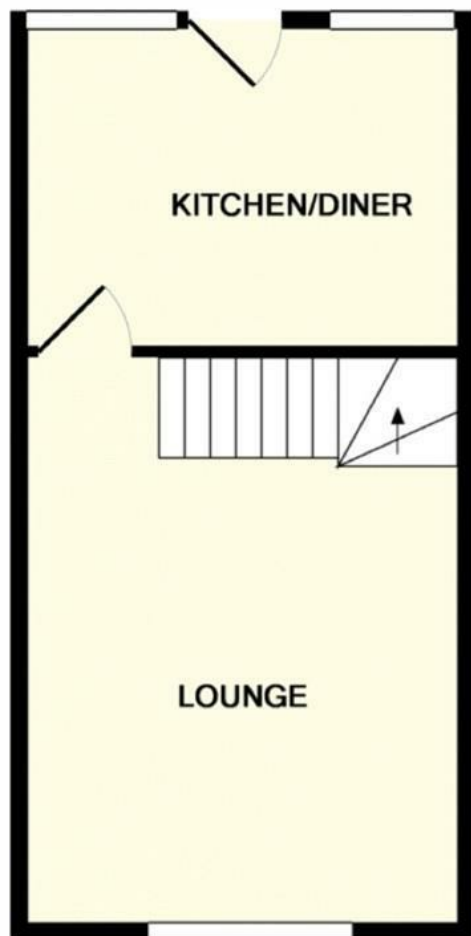
BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



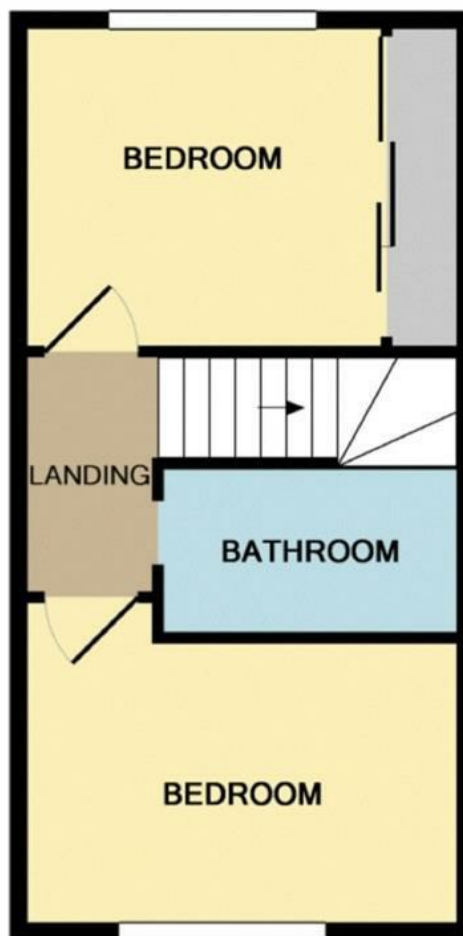
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Council Tax Band

**A**

| Energy Efficiency Rating                           |                         |           |
|----------------------------------------------------|-------------------------|-----------|
|                                                    | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

