



22B Longfield Avenue, Liverpool, Merseyside L23 2TT

£800 PCM

Welcome to Longfield Avenue, Crosby - a charming location that could be the perfect setting for your new home! TO LET Two Bedroom First Floor Apartment PART FURNISHED / UNFURNISHED. This delightful apartment boasts one reception room, ideal for relaxing or entertaining guests. With two bedrooms, there's plenty of space for guests, or even a home office. The property features a well-maintained bathroom, ensuring your comfort and convenience.

Situated in a desirable area, this apartment offers the benefits of double glazing, providing a peaceful and energy-efficient living environment. Whether you're looking for a starter home or a place to downsize this property has the potential to meet your needs. Don't miss out on the chance to make Longfield Avenue your new address!

Deposit: £800

Minimum Term: 12 months

Council Tax Band: A



Front Exterior

Communal gardens, On Street Parking

Hallway

4'10" x 4'10" (1.492 x 1.479)

Composite Entrance Door, Radiator, Carpets, hanging space for coats

Lounge

16'11" x 11'10" (5.160 x 3.618)

Double glazed window, gas fire, radiator, laminate flooring.

Kitchen Diner

14'9" (into diner) x 9'0" (4.500 (into diner) x 2.747)

Double glazed windows, Double glazed exterior door to balcony, laminate flooring, 2 x storage cupboards, Boiler, kitchen area has a range of fitted wall and base units, single drainer sink, under counter fridge and freezer, washing machine, cooker, extractor hood.

Balcony

Tiled over looking communal garden to rear

Inner Hallway

3'3" x 5'11" (1.002 x 1.818)

Carpet, access to bedrooms and bathroom, floor to ceiling storage cupboard

Bedroom 1

11'11" x 12'11" (3.636 x 3.952)

Double glazed window, radiator, laminate flooring, blinds

Bedroom 2

11'7" x 9'10" (3.532 x 3.008)

Double glazed window, Radiator, carpet

Bathroom

5'10" x 7'8" (1.790 x 2.345)

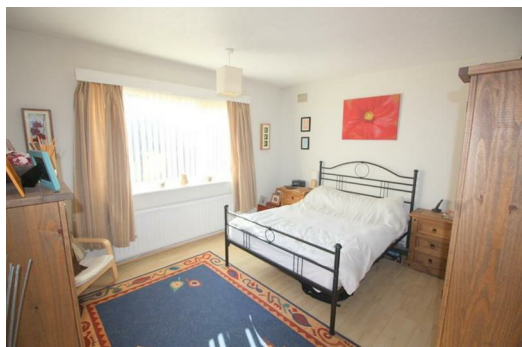
Double glazed window, fully tiles walls, laminate flooring, bathroom suite comprises of Bath with electric shower over, low level w.c., sink

Rear Exterior

Communal Gardens and parking, Access to lockable storage shed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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