



## 55 Seafeld Avenue, Liverpool, Merseyside L23 0TG

**£1,500 PCM**

BERKELEY SHAW are pleased to bring to the market TO LET this EXECUTIVE FURNISHED 3 Bedroom SEMI- DETACHED home. The property offers spacious and well laid out accommodation with beautifully maintained front and rear gardens.

The property briefly comprises to the ground floor- entrance hall, WC, and stunning kitchen, dining and entertaining space with BI-FOLD doors to the garden, front reception room. To the first floor there are 3 Bedrooms and family bathroom, garden to the rear and on street parking.

A viewing of this lovely home is highly recommended to appreciate the quality and design.

Call us to arrange a viewing on 0151 9246000

Council Tax: Band: C

Deposit: £1500

Minimum Term: 12 Months



## Front Exterior

Paved, off road parking

## Hallway

UPVC windows and Composite Entrance door, wooden floor, staircase to first floor, electrical and gas cupboard, radiator.

## Downstairs W.C.

Tiled floor, low level w.c. wash basin

## Front Reception

UPVC Double glazed bay window, radiator, wooden floor. Furnishings include 1 x couch 1 x storage unit

## Open Plan Kitchen Entertaining Room

Metal Framed Double glazed Bi-Fold doors, 2 x Velux sky lights, kitchen comprises of a range of high gloss fitted base and wall units, integrated appliances include, full height fridge, full height freezer, 2 x ovens, dishwasher, washing machine, tumble dryer, electric hob, electric counter top extractor. Worksurfaces are moulded with inset 1 1/2 sink and draining board with mixer tap. Baxi combination boiler, underfloor heating throughout room. furnishings include 2 x couches, tv cabinet, TV, 1 x dining table with bench and 2 x chairs,

## Landing

UPVC Double glazed window, carpet

## Bedroom 1

UPVC Double glazed window, wooden floor boards, radiator, furnishings include :- Day bed with mattresses

## Bedroom 2

UPVC Double glazed window, wooden floor boards, radiator, 1 x king size bed frame and mattress, 2 x bed side tables, 1 x chest of drawers, curtains and pole

## Bedroom 3 / Dressing Room

UPVC Double glazed window, wooden floor boards, radiator, 3 door wardrobe, 1 x chest of drawers, 1 x dressing table attached to the wall and stool

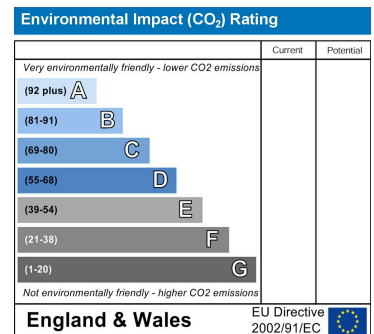
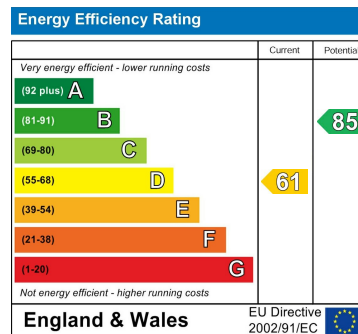
## Bathroom

UPVC Double glazed window, fully tiled walls and flooring, bathroom suite comprises of a freestanding bath with

mixer taps with shower attachment, sink and low level w.c. walk in shower with glass surround, mirror and floating shelf. 1 x Radiator

## Rear Exterior

Paved patio area, laid lawn planted raised borders and shed.



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