



## 45 Herrick Street

, Liverpool, L13 2AG

£800

We are delighted to offer this two bedroom unfurnished terrace property with accommodation briefly comprising of entrance hall, living/dining area, ground floor bathroom and fitted kitchen.

To the first floor there are two double bedrooms. The property also benefits from gas central heating, majority double glazing and enclosed rear yard.

The property's location offers good access to all of Old Swan's local amenities, local schools, public transport links, major road networks as well as providing an easy route to the M62 motorway.

Available from 21st May  
Minimum term 12 Months  
Unfurnished  
Rent £800 pcm excluding bills  
Deposit £923  
Hold Deposit = 1 weeks rent  
Council Tax Band A  
EPC Rating D

- Living/ Dining Area
- Terraced House
- Two Double Bedrooms
- Gas central heating
- On Street Parking

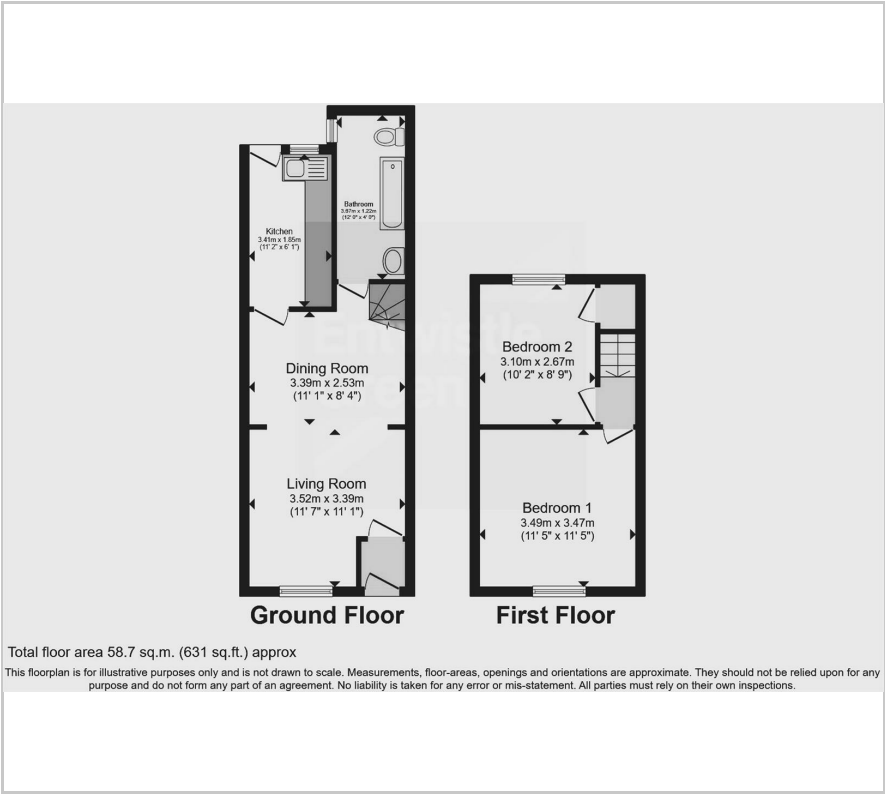
### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.





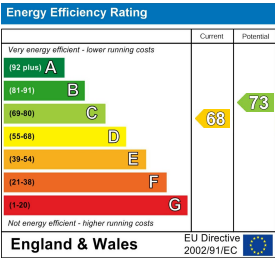
Floor Plan



Area Map



Energy Efficiency Graph



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