

# DRAFT DETAILS

Constables  
SALES & LETTINGS



41 Summertrees Avenue Wirral

£1,100 Per Month Per Month



- Modern Semi-Detached Property
- Unfurnished
- Three Bedrooms
- Lounge, Dining Room & Conservatory
- Well-presented Throughout
- Private Rear Garden
- Driveway and Garage
- Available now
- EPC: C
- Council Tax Band: C

Available to let, this modern semi-detached property located in a highly sought after area of Greasby close, to schools, transport links, local shops and amenities.

The accommodation is very well-presented and is unfurnished, the accommodation comprises, entrance porch, lounge with fireplace and under stairs storage, this is open to the dining room, which leads to a conservatory and the kitchen. The kitchen has an integrated oven, hob, fridge and freezer. On the first floor there are three bedrooms and a bathroom with shower over the bath.

Externally a driveway provides off road parking and leads to a garage. There is a side gate into the rear garden which has a lawn, patio and borders.

The property is available now and early viewing is recommended.



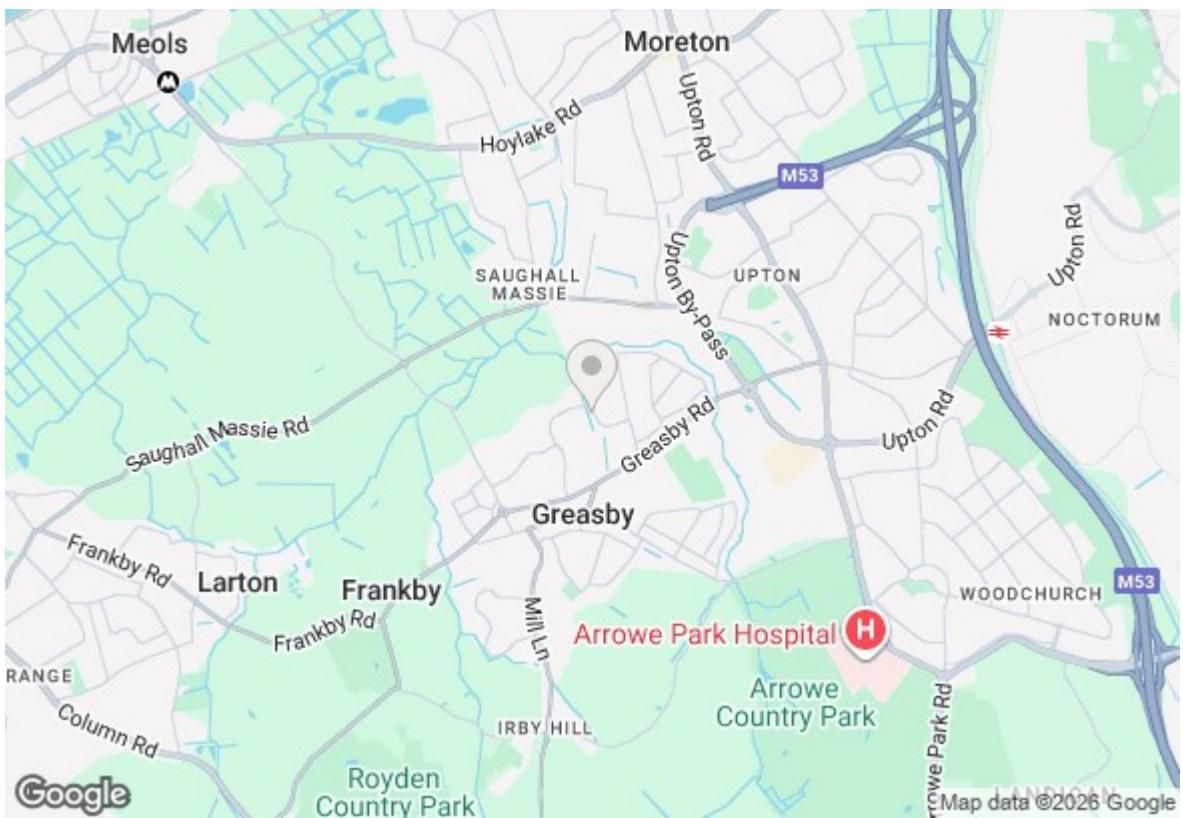
Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used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

Plan produced using PlanUp.

## Energy Efficiency Rating

A horizontal bar chart showing energy efficiency ratings from A to G. Each rating is accompanied by a range of scores in parentheses and a large letter. To the right of the chart are two green arrows pointing left, each containing a numerical value: 86 and 71.

Rating	Score Range	Letter	Current	Potential
Very energy efficient - lower running costs				
(92 plus)	A			
(81-91)	B			86
(69-80)	C			71
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			



**Entrance Porch**

**Lounge**  
13'10" x 14'11"

**Dining Room**  
10'5" x 8'7"

**Kitchen**  
10'4" x 5'10"

**Conservatory**  
7'2" x 7'2"

**Landing**

**Bedroom One**  
9'0" x 14'11" max

**Bedroom Two**  
8'4" x 9'4"

**Bedroom Three**  
6'5" x 6'3"

**Bathroom**  
5'6" x 8'3"









