

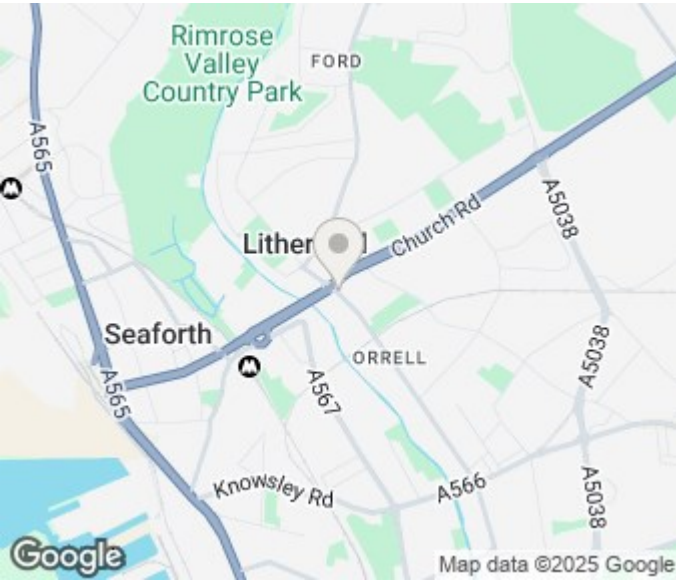


**2 229, HAWTHORNE ROAD**  
**BOOTLE, L20 3AN**

**£675 PCM**

A beautifully presented one bedroom apartment in this converted Georgian House. The property is perfect for professionals working in the local area and is located in the conservation area of Hawthorne Road, only 5 minutes from the train station, the Strand shopping centre and 15 minutes from Liverpool City Centre. The accommodation briefly comprises; spacious lounge/dining room, modern fitted kitchen, one double bedroom and a contemporary bathroom. The property benefits from gas central heating. Fully Furnished.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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/tenants are advised to recheck the measurements

Manchester Office Lettings  
6-14 Great Ancoats Street  
Northern Quarter  
Manchester  
M4 5AZ

0161 236 0004  
mark.buckley@buckleyfrayne.co.uk  
www.buckleyfrayne.co.uk

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