



**BerkeleyShaw**

## 85 Stuart Road, Liverpool, Merseyside L23 0QF

**£1,200 PCM**

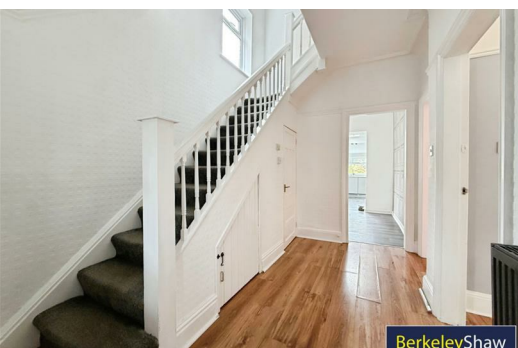
To let – a three-bedroom semi-detached house in Crosby, Liverpool, presented in good condition and well suited to families.

The ground floor offers two separate reception rooms, both featuring fireplaces, wood floors and large windows with pleasant garden views. The rear reception benefits from large folding doors opening directly onto the garden, creating an excellent connection to the outdoor space, which includes a BBQ area, lawn and private driveway parking. A ground floor W/C adds day-to-day convenience.

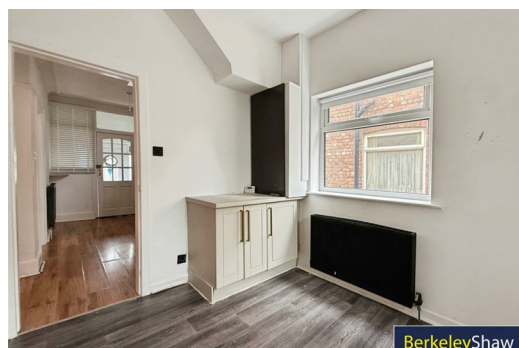
Upstairs are two double bedrooms, including a master bedroom with built-in wardrobes, and a further single bedroom. The main bathroom is fitted with a rain shower, built-in storage and a heated towel rail. The property holds an EPC rating of D and falls within Council Tax band C.

The house is located in Crosby, an urban area popular with families due to its nearby schools and local amenities. Crosby Village offers a range of supermarkets, cafés and independent shops, while the nearby green spaces and parks provide opportunities for recreation.

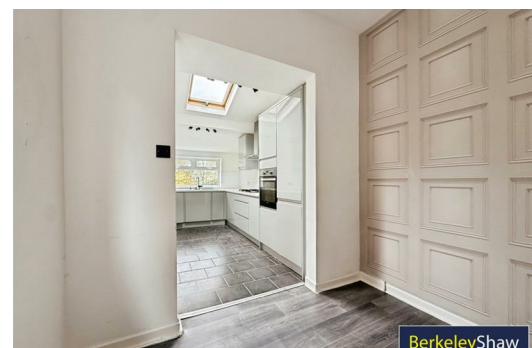
Public transport links are strong: Blundellsands & Crosby and Waterloo railway stations are both within easy reach, offering regular services into Liverpool city centre in around 20 minutes, as well as connections towards Southport. Local bus routes also serve the area, providing access to surrounding neighbourhoods and key employment centres.



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Front Exterior

Back Garden

Entrance Hallway

Lounge 1 (Front)

Lounge 2 (Rear)

Utility Room

Kitchen

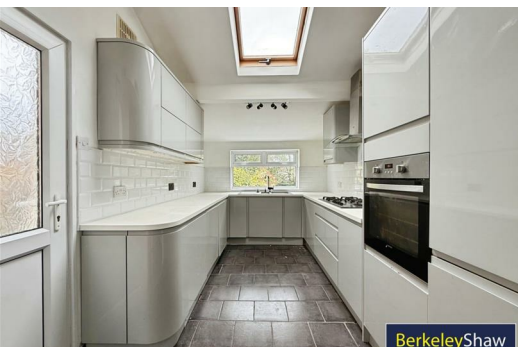
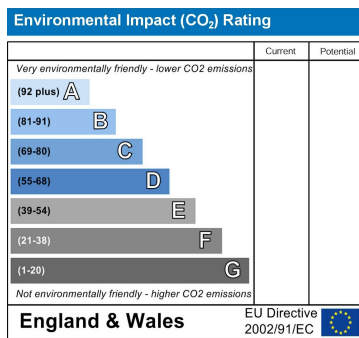
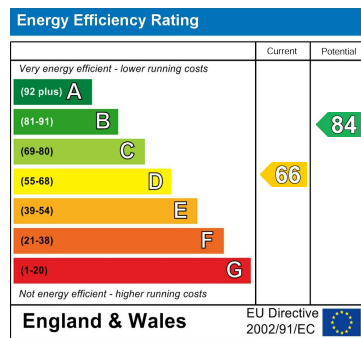
Landing

Bathroom

Bedroom 1 (Front/Master)

Bedroom 2 (Back)

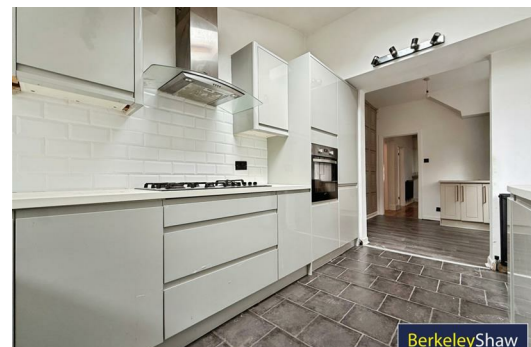
Bedroom 3



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