



Morston Avenue | | Kirkby | L32 9PY

£825 Per Month



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Charming 2-Bedroom Extended End-Terraced Property in Southdene, Kirkby.

Discover this beautifully extended two-bedroom end-terraced home, perfectly situated in the highly sought-after Southdene area. This property combines modern living with a welcoming homely charm.

- Close to Local Amenities
- Double Glazing
- Extended Kitchen
- Council Tax Band "A"
- Sun Room
- Gas Central Heating
- Epc Rated "C"
- Guarantor needed earning £33k per annum

Hall
9'10" x 5'7" (3.00 x 1.71 (1.70))

Lounge
10'10" x 18'11" (3.31 (3.30) x 5.77)

Kitchen
16'5" x 8'9" (5.00 x 2.66 (2.67))

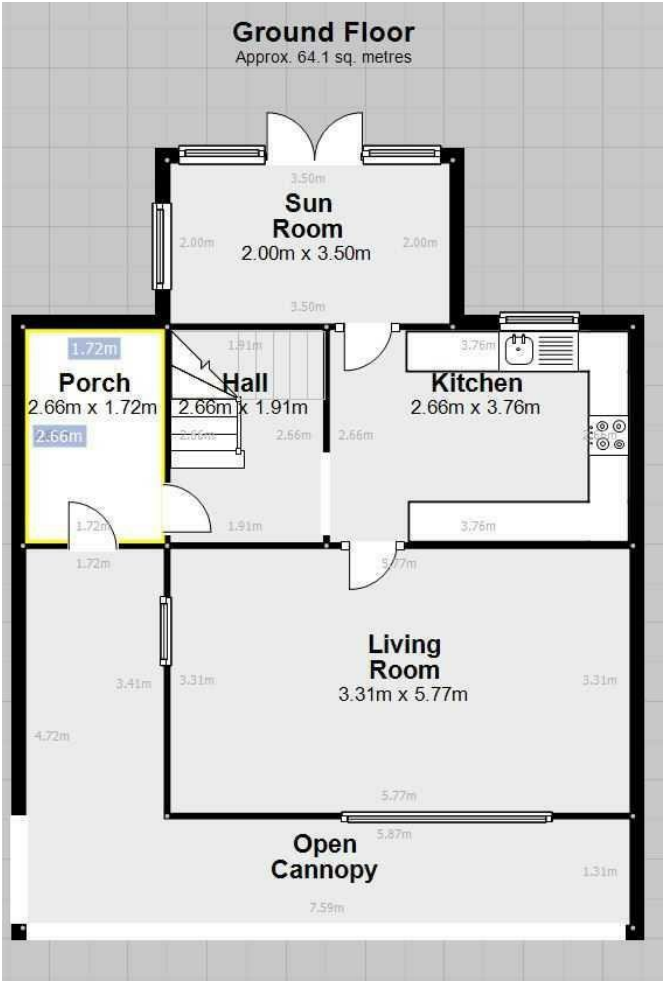
Sun Room
6'7" x 11'6" (2.00 (2.01) x 3.50 (3.51))

Bedroom 1
10'7" x 13'9" (3.23 x 4.20 (4.19))

Bedroom 2
13'9" x 8'6" (4.20 (4.19) x 2.60 (2.59))

Bathroom
6'6" x 5'8" (1.98 x 1.73)

Garden
32'10" x 29'6" (10.00 (10.01) x 9.00 (8.99))



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	
		86
		72

Council Tax Band
EPC Rating C

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