



# J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



**31B Bedford Road, Liverpool, Merseyside L4 5PS**

**£495 Per month**

Nestled on Bedford Road in the vibrant city of Liverpool, this charming first-floor flat offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property features a spacious double bedroom, providing a serene retreat for rest and relaxation. The lounge, which is open to a modern fitted kitchen, creates a welcoming atmosphere ideal for both entertaining guests and enjoying quiet evenings at home.

The bathroom is equipped with a stylish white suite, ensuring a clean and contemporary feel. The flat benefits from a gas central heating system, ensuring warmth during the cooler months, while the uPVC double-glazed windows enhance energy efficiency and provide a peaceful environment by reducing outside noise.

This property is not only well-appointed but also conveniently located, making it an excellent choice for those looking to immerse themselves in the lively culture and amenities that Liverpool has to offer. Whether you are a first-time buyer or seeking a rental opportunity, this one-bedroom flat presents a wonderful chance to enjoy modern living in a sought-after area.

## Lounge/Kitchen



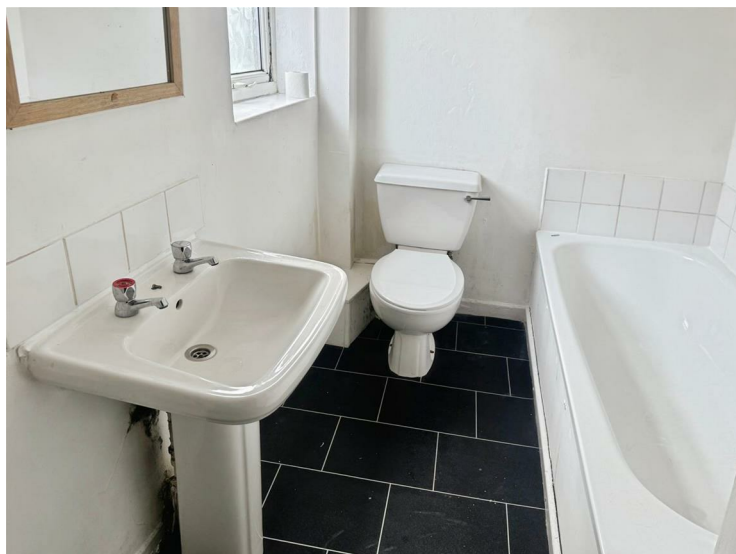
Open plan living room kitchen neutral decor and laminate flooring and feature bay window with radiator with kitchen and oven and hob and plumbed for washing machine

## Bedroom

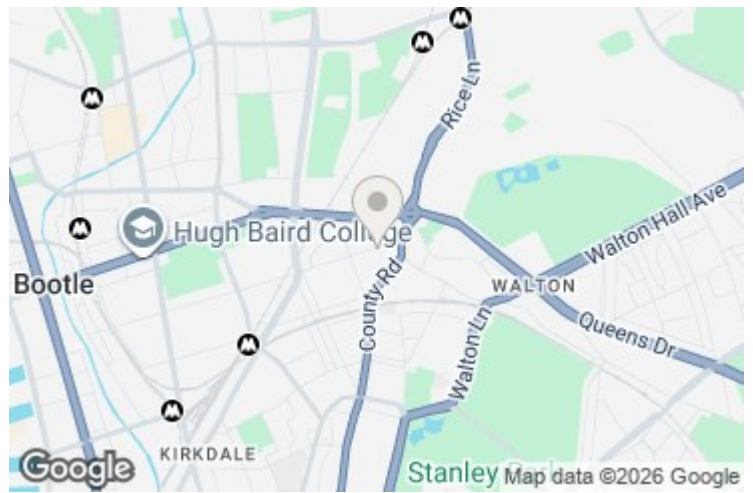


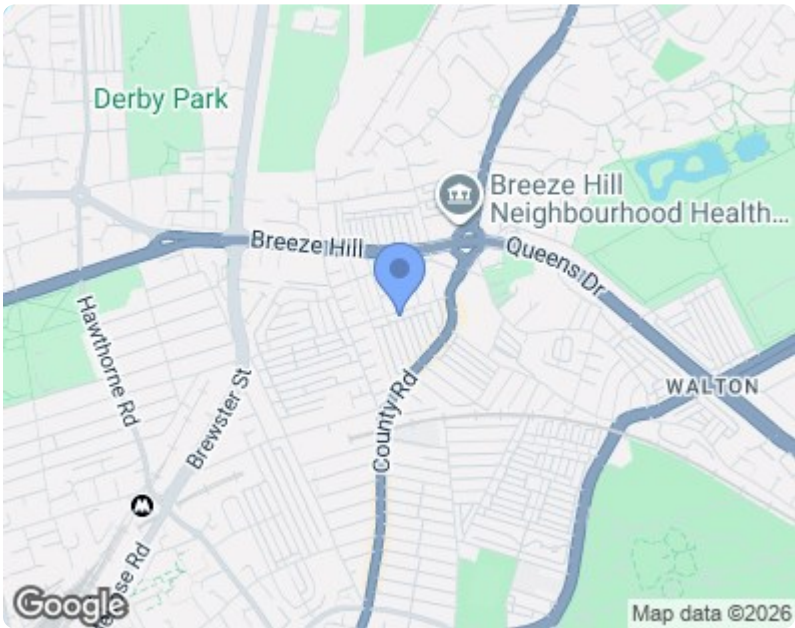
Spacious bedroom houses combination boiler Neutral decor and carpets

## Bathroom



Bath basin and w.c. In white with tiles splashback and cushion flooring. Neutrally painted offering plenty of natural light





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |