



Burnard Crescent | | Kirkby | L33 0XP

£725 Per Month



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This well presented property sits in the Northwood area of Kirkby, just a short walk to the shopping centre, bus routes and schools. The property has 2 good sized bedrooms, large lounge and well equipped kitchen with room for a dining table and chairs, The property also benefits from gas central heating and upvc double glazing, driveway and large rear garden. This property is ready to move into.

- Gas Central Heating
- Double Glazing
- Front and rear Garden
- EPC "C"
- Council Tax "A"

Lounge

15'9" x 11'6" (4.80 x 3.50
(3.51))

Bathroom

5'11" x 5'3" (1.80 x 1.60)

Kitchen

21'0" x 9'2" (6.40 x 2.80
(2.79))

Bedroom 1

13'9" x 11'6" (4.20 (4.19) x
3.50 (3.51))

Bedroom 2

13'9" x 9'10" (4.20 (4.19) x
3.00)



Energy Efficiency Rating		
	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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **A**
EPC Rating **C**

14 Park Brow Drive
Kirkby
Merseyside
L32 6QP
0151 289 8585
jodie@dorankennedy.co.uk