

**BerkeleyShaw**

## 30 Smollett Street, Bootle, Liverpool L20 4PT

**£725 PCM**

Two Bedroom Unfurnished Mid Terrace Property TO LET Smollett Street in Bootle, Liverpool. Offering a perfect blend of comfort and convenience, this property features two spacious reception rooms, ideal for both relaxation and entertaining guests. The two well-proportioned bedrooms provide a peaceful retreat, making it suitable for individuals or small families.

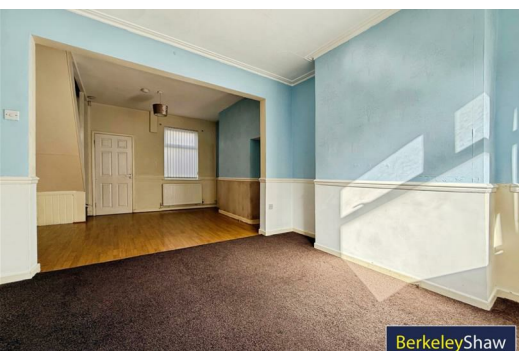
The house boasts a modern bathroom, ensuring that your daily routines are both comfortable and efficient. With double glazing throughout, you can enjoy a warm and quiet environment, shielding you from the hustle and bustle of the outside world.

As an unfurnished property, it presents a wonderful opportunity for you to personalise the space and make it truly your own. Located in a vibrant area, you will find local amenities, parks, and transport links within easy reach, making this home not only a comfortable living space but also a practical choice for modern living.

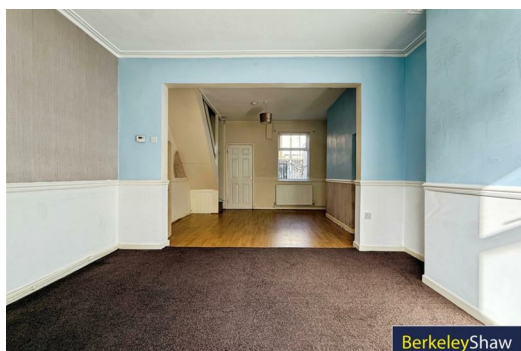
Deposit: £836

Council Tax Band: A

Minimum Term 12 months



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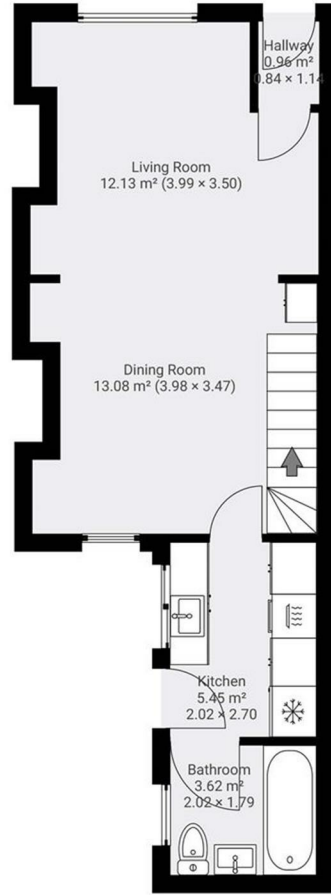


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- Front Exterior
- Through Lounge
- Dining Room
- Kitchen
- Bathroom
- Bedroom 1
- Bedroom 2
- Rear Exterior

| 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 |                         |           |
|   |                         | <b>83</b> |
|   | <b>67</b>               |           |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
|   |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

