



## 38 Warrenhouse Road, Liverpool, Merseyside L22 6QP

£1,050 PCM

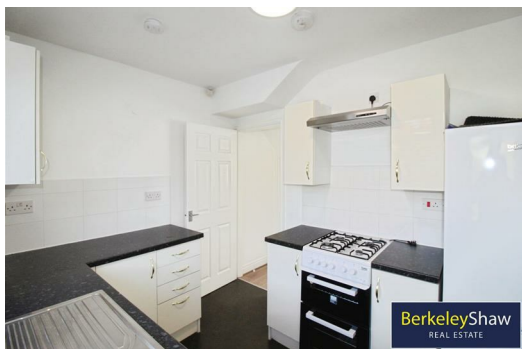
Berkeley Shaw Lettings are pleased to offer TO LET a well presented Recently Refurbished UNFURNISHED TWO BEDROOM SEMI-DETACHED HOUSE situated in a quiet and popular location, within walking distance of the sea front and Crosby Leisure Centre, close to all local amenities and transport links,

The property comprises of lounge, good size modern kitchen with Gas Cooker and Fridge freezer, office, two bedrooms and modern bathroom with shower over the bath. Private enclosed rear garden with lawn and patio area. Double glazing and combi gas central heating

Council Tax Band: B

Deposit: £1050

EPC: D



## Hallway

Composite entrance door, laminate flooring staircase to first floor

## Lounge

Double glazed window, radiator and laminate flooring

## Kitchen

Double glazed window, composite rear exterior door, kitchen comprises of a range of fitted wall and base units stainless steel sink with mixer tap, plumbing for washing machine, as cooker, boiler

## Office

Double glazed window, radiator, laminate

## Landing

Double glazed window, carpet

## Bedroom 1

Double glazed window, fitted wardrobe, radiator, laminate flooring

## Bedroom 2

Double glazed windows, laminate floor, radiator

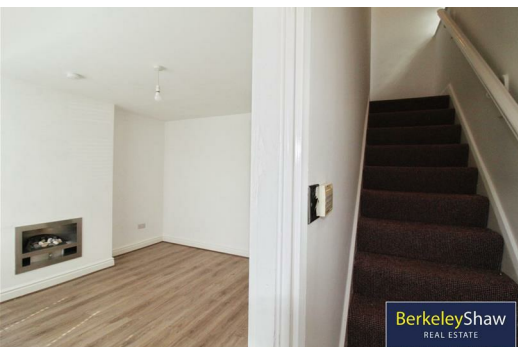
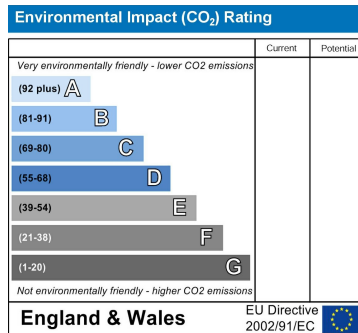
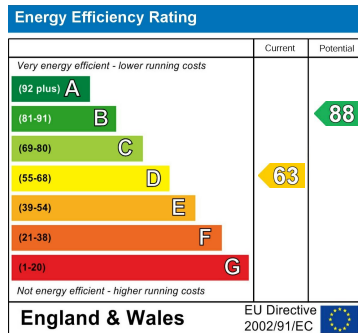
## Bathroom

Double glazed window, tiled floor part tiled walls, bathroom comprises of a white 3 piece suite with panelled bath, with shower over and screen, low level w.c. sink with mixer taps and mirror ladder towel rail

## Rear Exterior

Lawn and block paved patio

## Front exterior



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

