



## 3 Warren Road, Liverpool, L23 6TY

### £1,300 Per Month

To let: a three-bedroom flat in a sought-after residential area of Liverpool (L23), offering generous space and excellent access to local amenities.

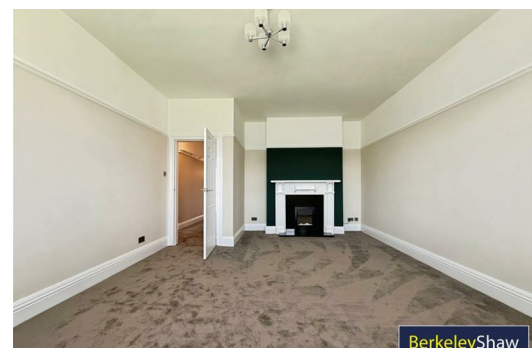
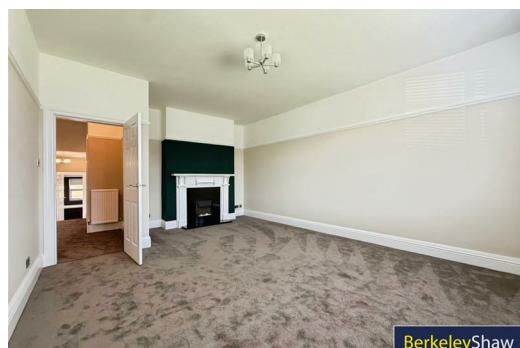
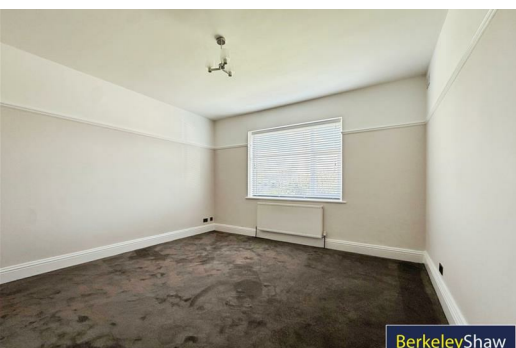
The flat provides a separate reception room with large windows, exceptional natural light and a fireplace, enjoying a pleasant garden view. The kitchen includes wood countertops and built-in pantries, with good natural light creating a practical and well-organised cooking space.

There are three double bedrooms. The master bedroom features an en-suite shower room, while the second bedroom includes built-in wardrobes. A further double bedroom offers additional sleeping or home office space. The main bathroom is fitted with a free-standing bath, rain shower, heated towel rail and built-in storage, with a second bathroom also benefiting from a rain shower, built-in storage and heated towel rail.

A key feature is the large private south-facing garden, incorporating a BBQ area and ample room for outdoor seating. Off-street parking is provided.

The property sits within easy reach of the amenities of Crosby and Blundellsands, including local shops, cafés and restaurants. Nearby green spaces and parks, together with established walking and cycling routes, provide attractive options for outdoor recreation.

Public transport links are strong, with nearby stations such as Blundellsands & Crosby and Hall Road offering rail services into Liverpool city centre in around 20–25 minutes, as well as connections towards Southport. Regular bus routes further enhance connectivity. The property is in Council Tax Band C and has an EPC rating of C.



Front Exterior

Entrance/Hallway

Lounge

Master Bedroom

Bedroom 2


Bedroom 3


Ensuite

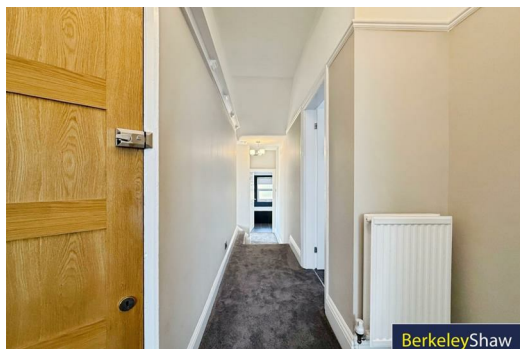
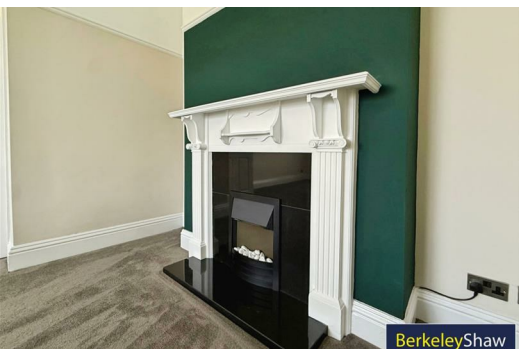
Bathroom

Kitchen

Back Garden

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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