



**BerkeleyShaw**

## 45 Church Road, Liverpool, L37 3NA

**£1,450 PCM**

This immaculate four-bedroom semi-detached house is available to let in the sought-after coastal town of Formby, Liverpool. Well-suited to families, the property offers a practical layout with one reception room, one kitchen, and two bathrooms, complemented by front garden, patio garden and parking.

The separate reception room features large windows and a fireplace, creating a bright and comfortable living area. The open-plan kitchen benefits from excellent natural light, built-in pantries and a defined dining space, providing a sociable hub for day-to-day life. Bedroom accommodation comprises three double bedrooms and one single bedroom, offering flexibility for family use, guests, or a home office. The main bathroom includes a free-standing bath, rain shower and built-in storage, delivering both convenience and comfort.

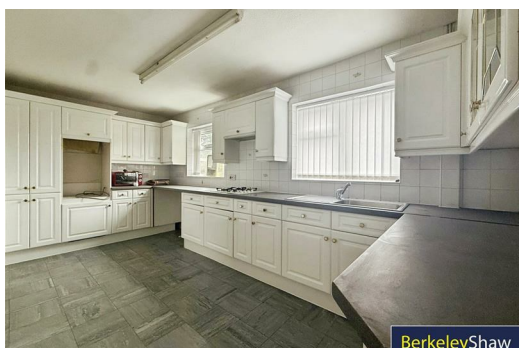
Outside, the front garden gives a pleasant approach to the property, while the patio garden to the rear offers usable outdoor space for seating or play.

Formby is well-regarded for its nearby schools, local amenities and green spaces. Residents can enjoy access to nearby parks as well as the renowned Formby beach and National Trust woodlands, popular for walking and cycling.

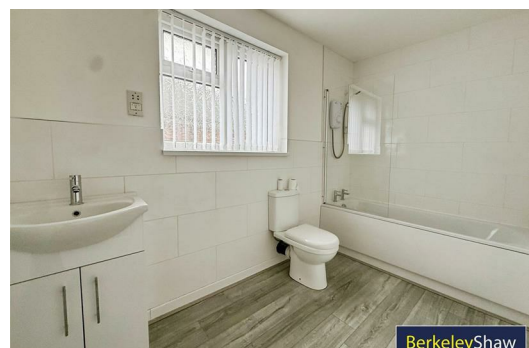
Public transport links are strong, with Formby railway station providing regular services to Liverpool Central in around 30 minutes and to Southport in approximately 20 minutes, making commuting straightforward. The local area also offers a range of shops, cafés and services along the high street, all within easy reach of the property. Council Tax Band: D.



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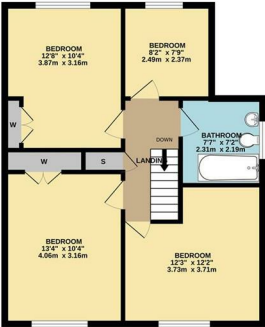
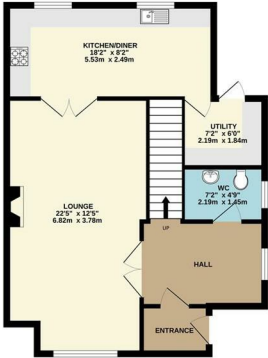


| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|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

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. You and the mortgagee are responsible for their own use of the floorplan for any purpose. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency at the time of the survey.



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