



## Lynas Gardens, Liverpool, L19 9BL

£850

 2 Bedroom  1 Reception  1 Bathroom  C

Hewitt Adams is delighted to offer to the rental market this well-presented first-floor apartment, benefiting from its own private entrance and available immediately, subject to the usual referencing checks.

Accessed via a uPVC entrance door, the accommodation briefly comprises an entrance hallway with staircase rising to the first-floor landing.

Off the landing are a spacious lounge, two well-proportioned bedrooms, a bathroom, and a kitchen/diner providing ample space for both cooking and dining.

Externally, the property benefits from off-road parking and access to a private front garden.

Early viewing is highly recommended to appreciate the accommodation on offer.

**Entrance**

Entered via a uPVC entrance door with stairs rising to the first-floor accommodation.

**Kitchen/Diner**

15'06x9'02 (4.72mx2.79m)

Fitted with a range of wall and base units incorporating work surfaces and tiled splashbacks, inset sink and drainer with mixer tap, integrated electric oven, hob and extractor hood. There is space and plumbing for freestanding white goods, together with a wall-mounted gas boiler. The room benefits from windows to both the side and rear elevations, a radiator, and laminate flooring.

A uPVC door provides access to a balcony.

**Lounge**

13'11x12'01 (4.24mx3.68m)

A bright and comfortable reception room with a window to the front elevation, laminate flooring, and radiator.

**Bedroom 1**

15'07x9'03 (4.75mx2.82m)

A well-proportioned double bedroom with two windows to the front elevation, laminate flooring, and radiator.

**Bedroom 2**

12'07x12'01 (3.84mx3.68m)

A good-sized bedroom with a window to the rear elevation, laminate flooring, and radiator.

**Bathroom**

Comprising a panelled bath with glass shower screen and electric shower over, low-level WC, and wash hand basin with mixer tap. The bathroom features tiled walls and flooring, a useful storage cupboard, radiator, and a window to the front elevation.

**Externally**

There is a private front garden and there is shared driveway.

