



23 Buttermere Gardens, Liverpool, Merseyside L23 0SE

£795 PCM

Berkeley Shaw Estate Agents Ltd are pleased to offer a THREE Bedroom SEMI DETACHED HOUSE close to all local amenities and transport links, within catchment area for good schools. The property comprises of; hall, lounge, kitchen diner, landing three bedrooms, bathroom with shower over bath, central heating, and double glazing. Off road parking to front and rear garden.

Property has been fully refurbished to a very high standard.

NO SMOKERS NO PETS



Front Exterior

Paved driveway, walled boundary

Hallway

PVC Double glazed entrance door and window, laminate wood flooring, cupboard, staircase with carpet

Lounge

Double glazed window, laminate flooring, radiator, blinds.

Kitchen Diner

PVC Double glazed window and french doors, laminate flooring, range of fitted base and wall units with stainless steel drainer sink unite with mixer tap, integrated electric oven, hob, washing machine, dishwasher, fridge and freezer.

Landing

PVC Double glazed window, carpet, staircase

Bedroom 1

PVC Double glazed window, radiator, carpet, blinds

Bedroom 2

PVC double glazed window, radiator, carpet, fitted wardrobes and chest of drawers

Bedroom 3

PVC Double glazed window, radiator, carpet, blinds

Bathroom

PVC Double glazed window, fully tiled walls and floor, low level w.c. sink unit with cupboard below, bath with mixer taps, shower screen, electric shower, ladder towel rail, mirrored corner wall cupboard, under floor heating.

Rear Garden

fenced boundaries, paved patio area, lawn area

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for guidance only and must not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

Made with Metropix 2021

