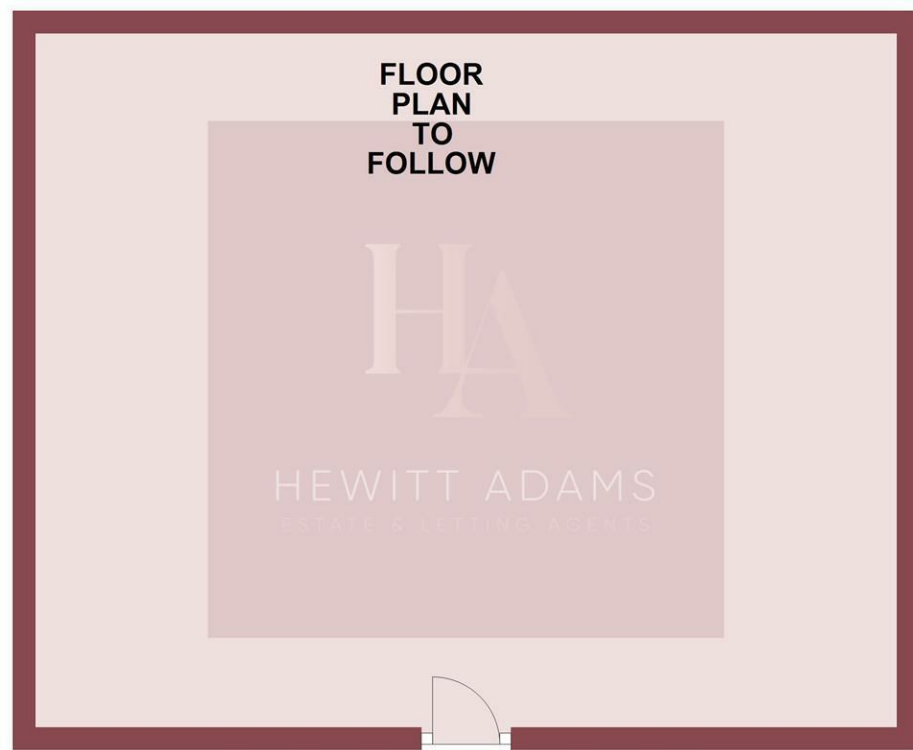




### Ground Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.



## Burwen Drive, Liverpool, Merseyside L9 8DE

£750 PCM

3 Bedroom 2 Reception 1 Bathroom D

\*\*\* Large Three Bedroom Mid- Terrace Property - Fully Refurbished - Walk In Wow Factor \*\*\*\*

Hewitt Adams is delighted to offer TO LET this stunning and larger than average Three bedroom Mid-Terrace property situated on Burwen Drive which is within walking distance to the local shops and Orrell Park Train Station.

The property has gas central heating and is double glazed throughout and in brief it consists of: Entrance Porch, Hallway, Lounge, Open Plan Kitchen/Diner, Utility Room, WC, Bathroom and three Bedrooms. Externally there is on street Parking and an enclosed rear Yard.

Unfurnished, No Smokers or Pets

Available Immediately, call Hewitt Adams today to arrange a viewing.



## Entrance

uPVC door to the Porch, laminate flooring and a timber door to the Hallway.

## Hallway

Laminate flooring, staircase to the first floor accommodation.

## Lounge

14'02x10'07 (4.32mx3.23m)

Bay window to the front elevation, radiator, laminate flooring.

## Dining Room

13'02x11'06 (4.01mx3.51m)

Window to the rear elevation, radiator, laminate flooring, open plan to the Kitchen area.

## Kitchen

10'09x9'01 (3.28mx2.77m)

Wall and base units with worktops, inset sink and drainer with mixer tap, electric oven, gas hob and extractor fan. There is a window and uPVC door to the side elevation, radiator, laminate flooring, inset spot lights. There is space for a tall fridge/freezer.

## Utility

Boiler, space for white goods, window to the rear elevation, laminate flooring.

## WC

WC, wall hung wash basin with mixer tap, laminate flooring, inset spot lights.

## Landing

Loft access.

## Bedroom 1

14'10x13'1 (4.52mx3.99m)

Bay window to the front elevation, radiator.

## Bedroom 2

13'03x9'04 (4.04mx2.84m)

Window to the rear elevation, radiator.

## Bedroom 3

11'0x9'05 (3.35mx2.87m)

Window to the rear elevation, radiator.

## Bathroom

P shaped panel bath with glass screen, mixer tap with shower attachment, wash basin vanity unit with mixer tap, WC, tiled walls with a sunken mirror, tiled flooring, heated towel rail, inset spot lights, window to the side elevation.

## Externally - Front Elevation

On street Parking.

## Externally - Rear Elevation

Artificial grass, walled boundaries and gated access to the rear.

