



1A Warwick Avenue, Liverpool, L23 3BS £925 Per month

Nestled in the desirable area of Warwick Avenue, Liverpool, this charming house offers a perfect blend of comfort and convenience. Spanning 743 square feet, the property features two well-proportioned bedrooms and a modern bathroom making it an ideal choice for families or professionals seeking ample living space.

Upon entering, you are welcomed by a private entrance that leads to a spacious reception room, perfect for relaxation or entertaining guests. The kitchen diner is a delightful space, providing a warm atmosphere for family meals and gatherings. The property is further enhanced by central heating and double glazing, ensuring a cosy environment throughout the year.

Additionally, off-road parking is available for one vehicle, providing added convenience, especially during the busy hours of the evening and weekends.

Situated in a popular residential area, this property is conveniently located near local schools, shops, and excellent transport links, making daily commutes and errands a breeze.

Available for rent NOW, this property is offered at a competitive price of £925 per month excluding bills. This is a fantastic opportunity to secure a lovely home in a sought-after location. Don't miss out on the chance to make this delightful house your new home.

- Second Floor Flat
- Unfurnished
- Gas Central Heating
- Living Room
- Bathroom
- Two Bedrooms
- Off road parking for one car between the hours of 17.00 and 09.00 and all week-end

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(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	



116 Duke Street, Liverpool, Merseyside, L1 5JW
 Tel: 0151 709 9638
 sales@bluerowhomes.co.uk
 www.bluerowlettings.com