



## 4 Normanton Avenue, Liverpool, Merseyside L17 4JL

### £1,000

Nestled in the heart of Normanton Avenue, Liverpool, this charming first-floor furnished apartment is a true gem waiting to be discovered. Situated in a converted period house, this property boasts a prime location near the vibrant Lark Lane and picturesque Sefton Park, offering a perfect blend of urban convenience and natural beauty.

As you step into this inviting abode, you are greeted by a spacious open-plan layout encompassing a cosy sitting area, a dining space, and a well-equipped kitchen - ideal for entertaining guests or simply relaxing after a long day. The apartment features two generously sized double bedrooms, providing ample space for rest and relaxation. The bathroom offers a tranquil retreat, perfect for unwinding with a hot bath after a busy day.

Characterised by its charming wood sash windows and efficient gas-fired central heating, this apartment exudes warmth and comfort throughout. With on-street parking available, convenience is at your doorstep.

Available around the 18th August, this property is a rare find in the rental market. The council tax band A ensures affordability.

Don't miss this opportunity to make Normanton Avenue your new home - contact Bluerow Homes today to arrange a viewing and start envisioning your life in this charming flat conversion.

- Two Bedroom First Floor Apartment
- Furnished
- Close to Lark Lane and Sefton Park
- Double and single bedroom
- Period Features
- On Street Parking

### **Communal Entrance**

Original feature tile wall, individual post box collection point, stairs to all floors.

### **Hallway**

Carpet flooring, down lights, Cupboard housing fuse board, intercom entry handset.

### **Living/dining/kitchen**

Wood laminate effect flooring, 2 x wood sash windows, gch radiator, down lights, original feature fire place and surround, storage cupboard housing combi boiler, open to kitchen area; Wall, base and drawer units, working surfaces, integrated appliances including; gas oven, hob and extractor, fridge and freezer and dishwasher, free standing washing machine, 1 1/2 bowl stainless steel sink drainer unit with mixer tap, part tiled walls.

### **Bedroom One**

Carper floor, steps down, down lights, 2 x wood sash windows, gch radiator.

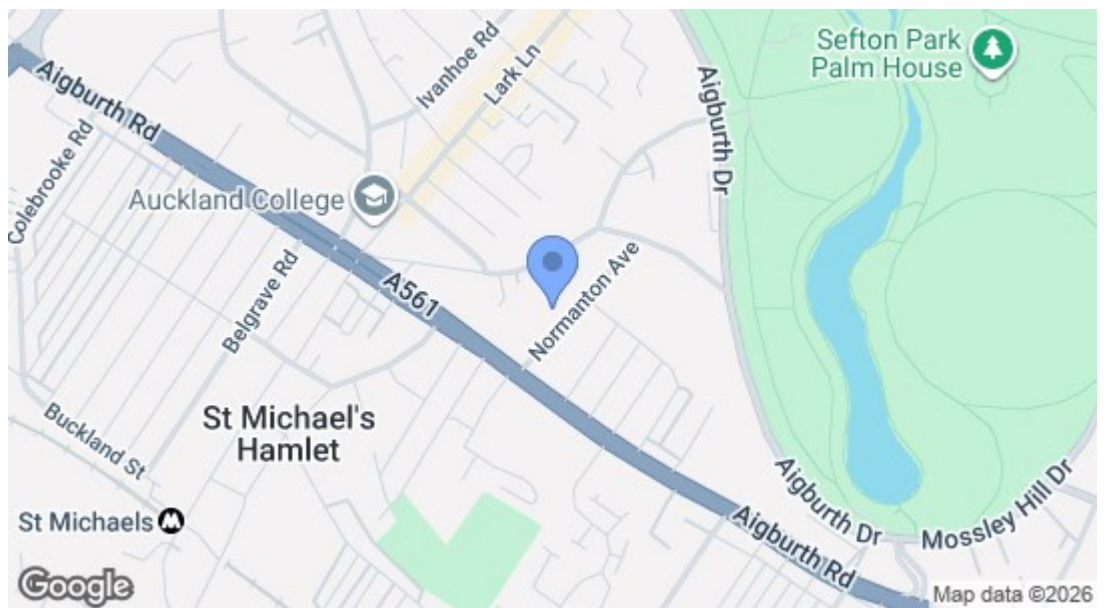
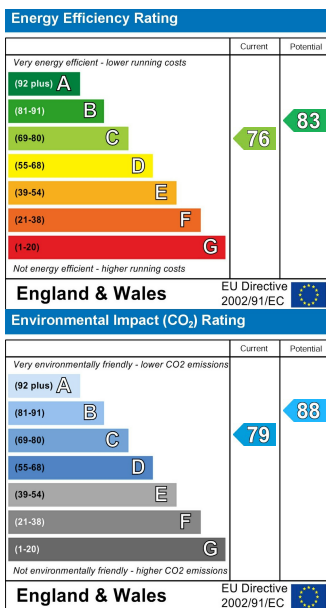
### **Bedroom Two**

Carpet floor, gch radiator, wood sash window.

### **Bathroom**

White suite comprising a paneled bath with shower attachment over and glazed screen, pedestal wash hand basin, w.c., tiled walls, tiled floor, extractor, down lighters.





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