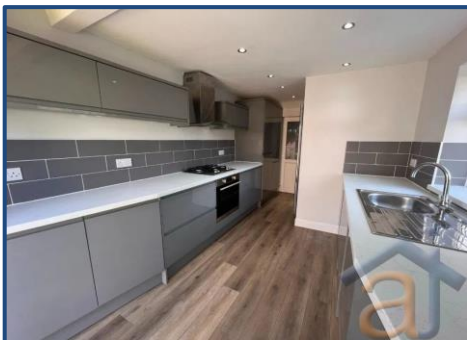


Mornington Avenue, Liverpool, L23 **Monthly Rental Of** **£1.400**



KEY FEATURES:

- Close to Crosby Town Centre • Three Bedrooms • Semi-Detached House • Modern Fitted Kitchen • Two Spacious Reception Rooms • Excellent Location for Crosby Schools • Well Maintained Rear Garden • Available Now •

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Property Description

This well presented three bedroom, semi detached house is ideally situated close to the heart of Crosby Village. The property offers amenities of Crosby, Waterloo and Litherland, ideal for schools and transport links to Liverpool, Southport, Preston. With immediate availability and the opportunity of a long let to the successful applicant, this spacious home is briefly comprising of; inviting entrance hallway, two spacious reception rooms and a separate kitchen. The property benefits from a large open back garden, that is well maintained. To the first floor there are three good size bedrooms and a family size bathroom. The front drive offers off road car parking for one car.



Rooms

Front

The front of the property offers a small paved parking area, along with multiple waste bins. There is access to the entrance hallway and a side gate that leads directly into the kitchen.

Entrance

The space features laminate wooden flooring and neutrally painted walls, complemented by a gas central radiator. Doors provide access to both the living and dining rooms, while a staircase leads to the upper level.

Living Room

This room features plush grey fitted carpets and a charming bay window overlooking the front of the property. It benefits from an electric fire and a gas central radiator, providing a warm and inviting atmosphere.

Dining Area

This room features wooden laminate flooring and neutrally painted walls, with a window overlooking the rear garden. A gas central radiator is positioned below the window for added warmth and comfort.

Living Room

This inviting room features laminate flooring, neutrally painted walls, and a stylish wallpapered feature wall with an electric fire. A patio door provides access to the decking area at the rear of the property, offering a seamless indoor-outdoor living experience.

Kitchen

This stylish kitchen features laminate flooring and sleek grey wall and base units, complete with a single bowl sink and drainer. It is equipped with a gas hob and oven, along with integrated appliances, including a washing machine, dishwasher, and fridge freezer. The walls are painted in a neutral tone, complemented by grey tiling halfway up. Multiple spotlights enhance the space, while sliding patio doors provide direct access to the rear garden.

Bedroom 1

This room features grey fitted carpets, neutrally painted walls, and a bay window overlooking the front of the property. Multiple spotlights provide ample lighting, while a gas central radiator ensures warmth and comfort.



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Bedroom 2

This room features grey fitted carpets, neutrally painted walls with a feature wall to the chimney breast, and a window overlooking the rear of the property. Multiple spotlights provide ample lighting, while a gas central radiator ensures warmth and comfort.

Bedroom 3

This room features fitted carpets and crisp white painted walls, complemented by a gas central radiator. A window overlooks the rear of the property, providing natural light and a pleasant view.

Bathroom

This well-appointed four-piece bathroom includes a shower, bath, toilet, and a sink with a built-in cabinet below. The room also features additional storage, which houses the boiler. The flooring and walls are fully tiled, and the ceiling is finished with uPVC for a sleek, low-maintenance look.

Rear Garden

The rear garden features a paved area leading to the kitchen's back door, along with two decking areas—one accessible through the rear living room patio doors and another at the far end of the garden. The space also includes a mix of pebble and grass areas, creating a versatile and low-maintenance outdoor space.



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Additional Information

EPC: D
 Council Tax Band: C
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. **For detailed information on tenant fees, please visit our website at www.ajestateagents.co.uk and navigate to Services > Lettings > Tenant Fees.**



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