



1A Warwick Avenue, Liverpool, L23 3BS

£975 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 £975 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
- Living Room
- Two Bedrooms
- Unfurnished
- Bathroom
- Off road parking for one car between the hours of 17.00 and 09.00 and all week-end
- Gas Central Heating

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		
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Not environmentally friendly - higher CO ₂ emissions		
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