



45 Herrick Street, Liverpool, Merseyside L13 2AG

£700

Bluerow Homes are delighted to offer this two bedroom unfurnished terrace property with accommodation briefly comprising of entrance hall, living/dining area, ground floor bathroom and fitted kitchen.

To the first floor there are two double bedrooms. The property also benefits from gas central heating, majority double glazing and enclosed rear yard.

The property's location offers good access to all of Old Swan's local amenities, local schools, public transport links, major road networks as well as providing an easy route to the M62 motorway.

Available from 10th May
 Minimum term 12 Months
 Unfurnished
 Rent £700 pcm excluding bills
 Deposit £807
 Hold Deposit = 1 weeks rent
 Council Tax Band A
 EPC Rating D

- Living/ Dining Area
- Gas central heating
- Terraced House
- On Street Parking
- Two Double Bedrooms

Entrance Hall

UPVC double glazed door to front aspect, internal door leading to living/dining area.

Living/Dining Area

22'5" x 11'5" (6.85 x 3.50)

UPVC double glazed window, wood laminate flooring, radiator, meter cupboard, fire surround with wall mounted gas fire, built in shelving.

Kitchen

11'10" x 4'7" (3.63 x 1.42)

Tiled floor, part tiled walls, radiator, wall and base units, work surfaces, integrated oven, hob and extractor fan.

Bedroom 1

11'8" x 11'0" (3.58 x 3.37)

UPVC double glazed window, radiator, laminate flooring.

Bedroom 2

10'3" x 8'7" (3.14 x 2.64)

Single glazed window, radiator, laminate flooring, built in storage cupboard housing boiler.

Bathroom

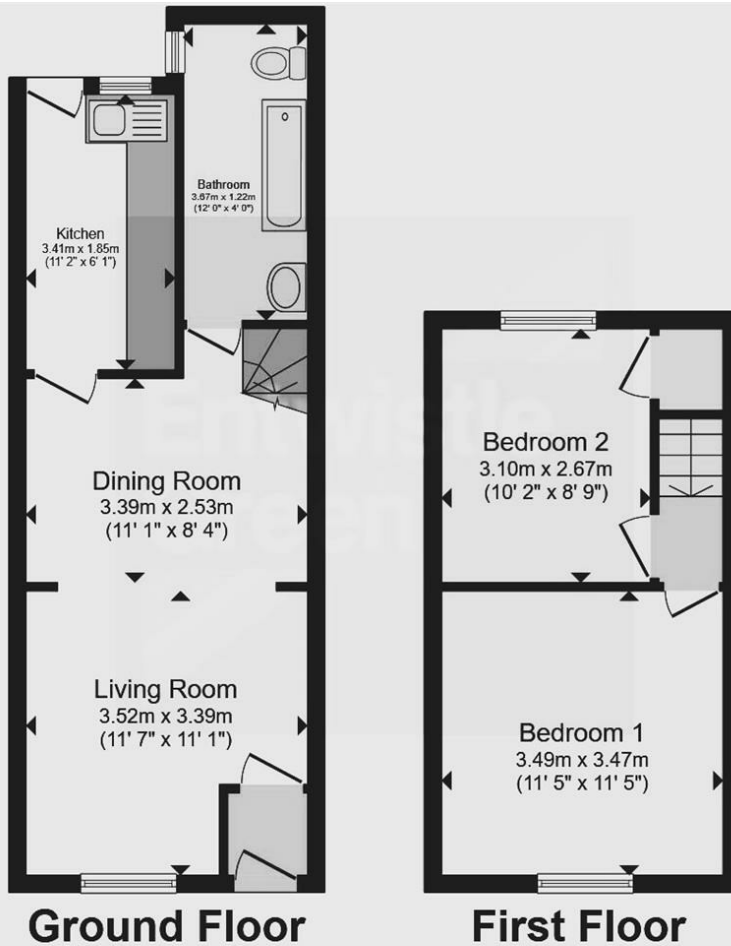
UPVC double glazed frosted window, three piece bathroom white suite comprising; panelled bath, pedestal basin, low level w.c, tiled walls, extractor fan.

Parking

On street parking

Rear Yard

Walled yard with gate to locked entry



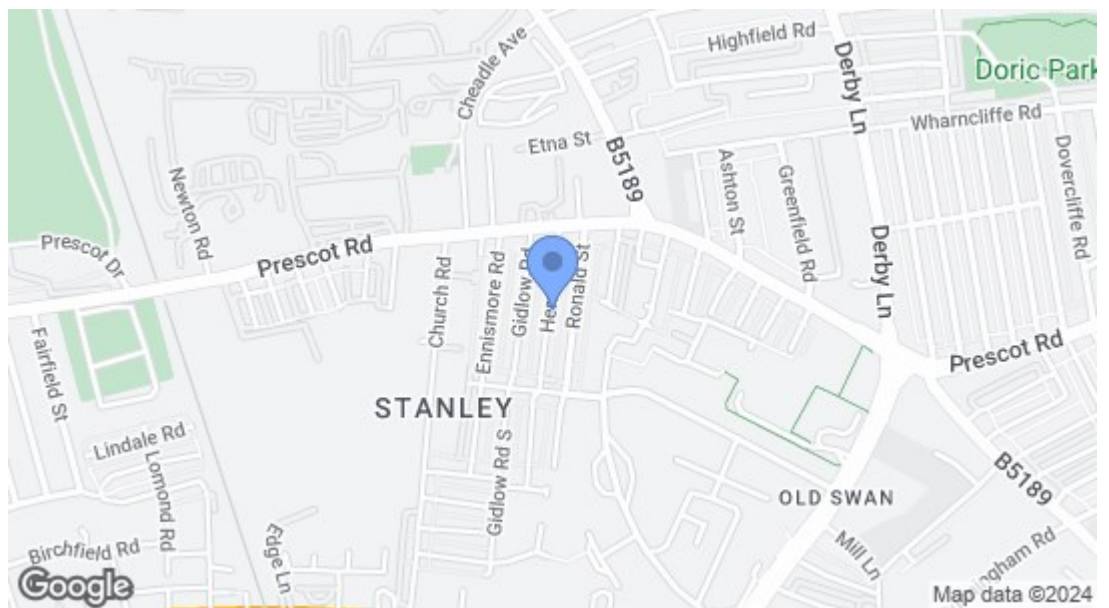
Ground Floor

First Floor

Total floor area 58.7 sq.m. (631 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	73
(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		64	68
(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

bluerow
 SALES | LETTINGS | INVESTMENTS