



## 17 Devonshire Road, Liverpool, L8 3TH £725 Per Month



Nestled in the highly sought-after area of Devonshire Road, Liverpool, this charming semi-detached house offers a delightful one-bedroom apartment for rent. The property is set within a period building, which adds a touch of character and history to your living experience.

As you step inside, you will be greeted by a warm and inviting atmosphere, perfect for those seeking a comfortable home. The apartment boasts well-proportioned living spaces, allowing for both relaxation and entertaining. The bedroom is spacious and filled with natural light, creating a serene retreat at the end of the day.

The location is ideal for those who appreciate the vibrancy of city life while still enjoying the tranquillity of a residential neighbourhood. With local amenities, parks, and excellent transport links nearby, you will find everything you need within easy reach.

This property presents a wonderful opportunity for individuals or couples looking to settle in a desirable area of Liverpool. Do not miss the chance to make this charming apartment your new home.

- One Bedroom
- First Floor Apartment
- One Reception Room
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Viewing Essential!

- EPC Rating C

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 70                      | 77        |
|                                             | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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