



Cottesbrook close, Liverpool

£775

Ascend Properties is delighted to present this cosy 3-bedroom property for rent, in a popular and well-established residential area. A perfect for starter home for a young family.

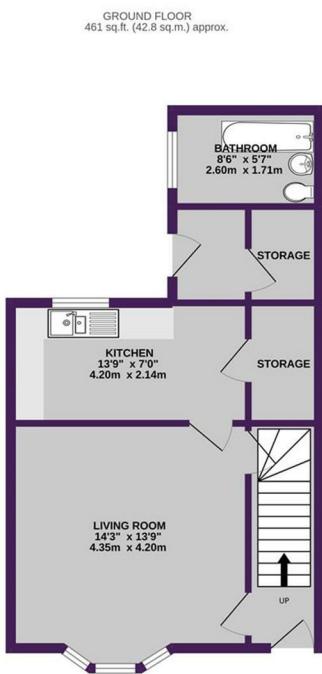
Entering the property reveals fantastic accommodation which briefly comprises entrance hallway, a lovely lounge which has a front facing aspect leading to the kitchen diner and on into the bathroom. The kitchen benefits from fitted units finished with contrasting work surfaces. The bathroom has been finished with complementary tiling and a three piece suite comprising wc, pedestal wash hand basin and a panelled bath with shower over.

The first floor includes three bedrooms two of which are double. The master bedroom sits to the front of the property and is a bright and airy room. The second bedroom is well presented and to the rear and the third bedroom is perfect as a children's bedroom and could also be utilised as a study/home office.

Outside to rear there is a beautiful garden space with paved area. The front garden is paved and provides off road parking.

In summary, this property represents an excellent opportunity to rent a beautiful home in a popular location with convenient access to local amenities, schools, and Liverpool City Centre. Book your viewing now!





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs Band A	Band A	Very environmentally friendly - lower CO <sub>2</sub> emissions Band A	Band A
Good Band B	Band B	Good Band B	Band B
Standard Band C	Band C	Standard Band C	Band C
Below average Band D	Band D	Below average Band D	Band D
Poor Band E	Band E	Poor Band E	Band E
Very poor Band F	Band F	Very poor Band F	Band F
Poor Band G	Band G	Poor Band G	Band G

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions