



BerkeleyShaw

3 Parkfield Avenue, Bootle, L30 1PG

£1,100 Per Month

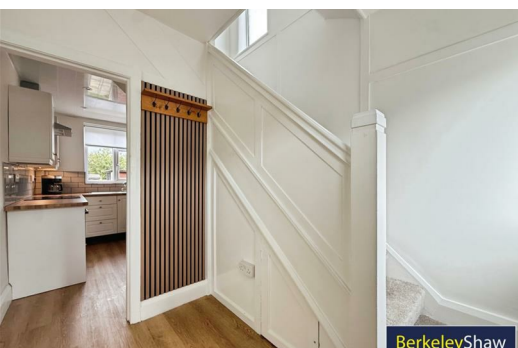
To let – a newly refurbished three-bedroom semi-detached house in Bootle, presented in immaculate condition throughout.

The ground floor offers a bright reception room with modern flooring, neutral décor and a feature fireplace, providing a comfortable main living area with views over the front garden. To the rear, the contemporary kitchen has fresh white cabinetry, wood-effect flooring and direct access to the garden, creating a practical space for day-to-day cooking and dining.

Upstairs are three well-proportioned bedrooms, each finished in light, neutral tones and ready for tenants to furnish to their own style. The family bathroom is fitted with a white three-piece suite including shower over bath, tiled walls and a window for natural light and ventilation.

Outside, the property benefits from a front garden with private driveway, and a large back garden with patio and lawn, offering plenty of usable outdoor space.

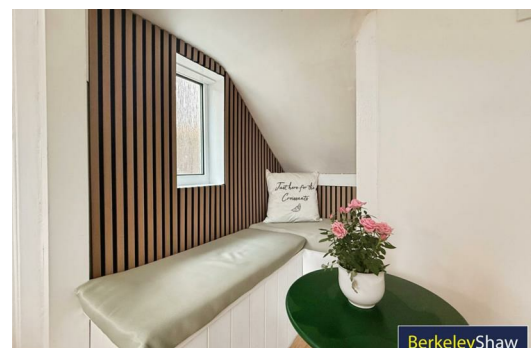
Parkfield Avenue is well placed for local amenities, with everyday shops and services available in nearby Netherton and Bootle New Strand. For leisure, Rimrose Valley Country Park and local playing fields provide extensive green space, walking routes and children's play areas. Families are served by a range of primary and secondary schools within a short drive.



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- Entry Hallway
- Kitchen
- Lounge
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Front Garden
- Back Garden
- Bathroom

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



©2018 every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown here will not be tested and no guarantee as to their operation or efficiency can be given. Plans not to scale (1:500)



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