BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

254A Southport Road, Liverpool, L31 4EG

£3,200 PCM

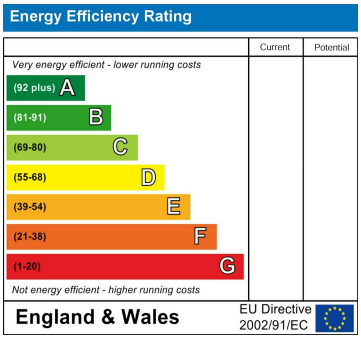
To let: a furnished four-bedroom detached house in Lydiate, Liverpool, offering generous living space and excellent access to local amenities and green spaces.

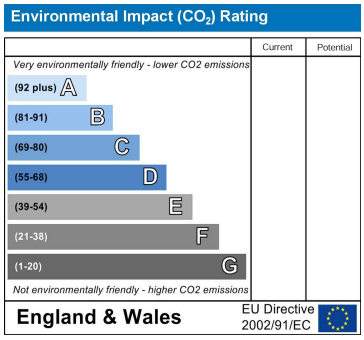
The property features two reception rooms, both with fireplaces and large windows. The main reception is open-plan with garden views and direct access to the south-facing garden, creating a well-connected living and entertaining area. The second reception room provides an additional flexible living space.

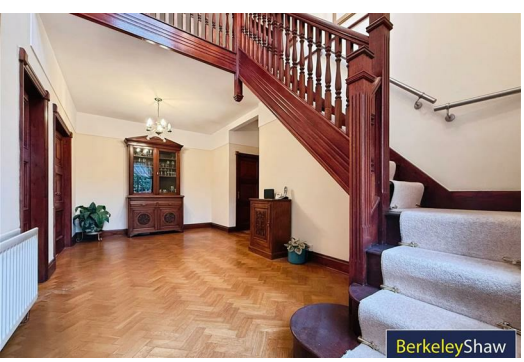
The open-plan kitchen includes marble countertops, built-in pantries, a breakfast area and dining space. Large windows and garden patio doors provide good natural light and direct access to the garden and BBQ area. A mezzanine level offers additional versatile space.

There are four double bedrooms. One master bedroom benefits from an en-suite, while a second master bedroom includes a walk-in closet and dressing room. A further two double bedrooms complete the sleeping accommodation. The main bathroom includes a free-standing bath and built-in storage, with a second bathroom featuring a rain shower and built-in storage. The property falls within Council Tax Band F.

Externally, the house offers a private gated driveway, single garage, outbuildings, parking and a south-facing garden with BBQ area, ideal for enjoying the surrounding green spaces, walking and cycling routes characteristic of this sought-after Lydiate location.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(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 CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC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