



## 49 Ince Avenue, Crosby, Liverpool L23 7XE

£2,300 PCM

Nestled in the charming area of Ince Avenue, Crosby, this delightful Part Furnished Semi-detached house TO LET offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings in.

The well-appointed bathroom caters to the needs of the household, ensuring that daily routines are both efficient and comfortable. Additionally, the property boasts parking for one vehicle, a valuable feature in this sought-after location.

Crosby is known for its friendly community and excellent amenities, including local shops, schools, and parks, all within easy reach. The nearby coastline offers beautiful views and opportunities for leisurely walks, enhancing the appeal of this lovely home.

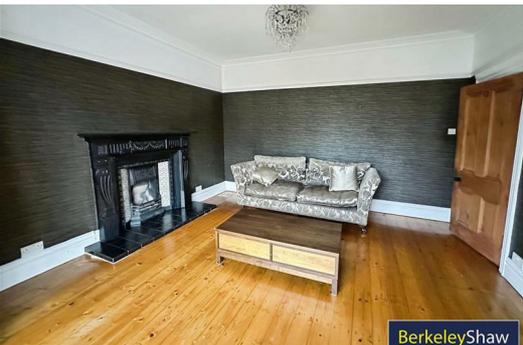
Minimum Term - 12 months  
Council Tax Band - D  
Deposit £2300



- Hallway
- Lounge
- Downstairs Shower Room
- Kitchen
- Dining Room
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom
- Rear Exterior

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>71</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
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