



## 16 Hillary Drive, Liverpool, Merseyside L23 9SZ

£1,150 PCM

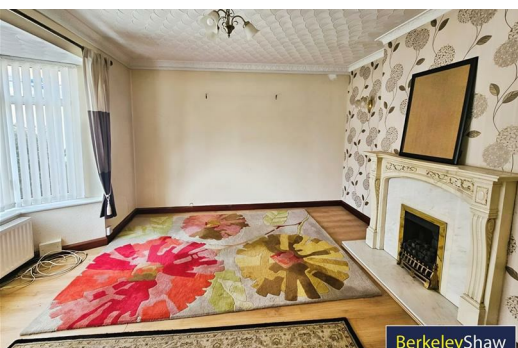
Berkeley Shaw are presenting an attractive end of terrace house to let, located in a sought after area of Crosby benefitting from excellent public transport links, reputable nearby schools, and a wide selection of local amenities. This inviting family home is in good condition and offers both comfort and practicality throughout.

Upon entering, you are greeted by two generous reception rooms. The first features large windows, filling the space with natural light, while the second boasts a charming conservatory that enjoys pleasant garden views—ideal for relaxing or entertaining guests.

The well-appointed kitchen is designed with modern living in mind, offering both ample natural sunlight and a dedicated dining space, making it perfect for family meals and gatherings.

Accommodation comprises three thoughtfully arranged bedrooms. The master bedroom provides a peaceful retreat, complemented by a spacious double bedroom with built-in wardrobes for convenient storage. A third, single bedroom offers flexibility as a child's room, guest space, or a study. These are serviced by a contemporary family bathroom. A ground floor shower room and WC is also available.

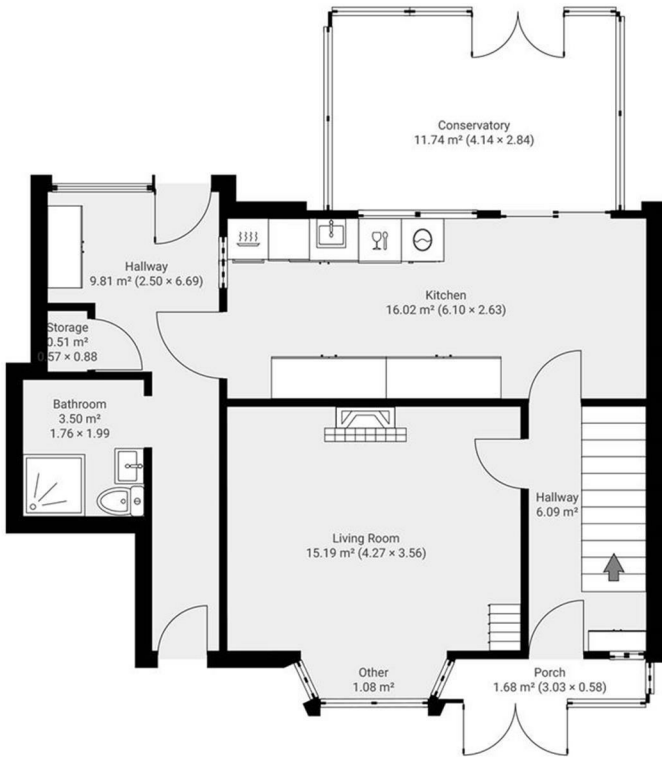
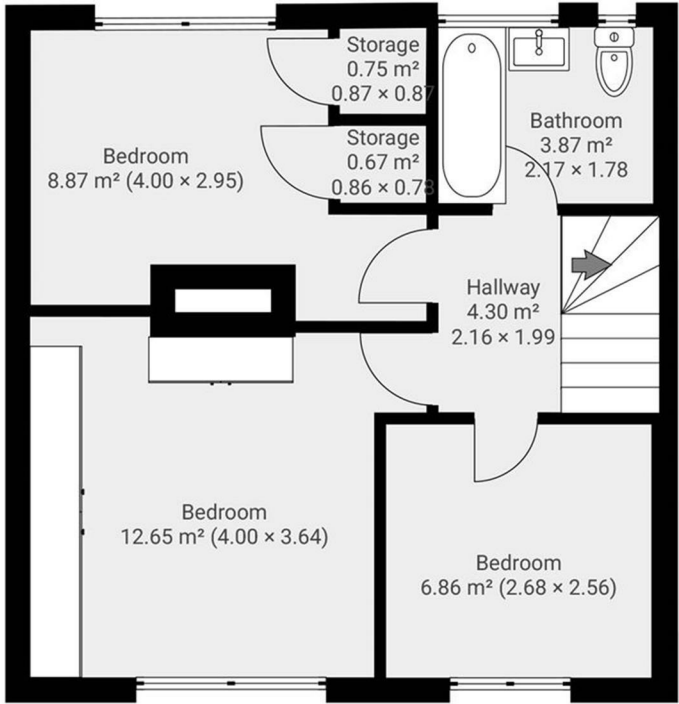
A notable highlight includes the green space situated directly opposite the property, adding a sense of openness and a pleasant outlook.





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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

