



**3 DOUBLE BEDROOMS**

**LARGE PRIVATE GARDEN**

**GREAT CONVENIENT LOCATION**

**SPACIOUS MAISONETTE**

**PRIVATE ENTRANCE**

**OFF ROAD PARKING**



**Bowring Park Road  
L14 3NP**

**Monthly Rental Of  
£1,150**

## KITCHEN 16' 9" x 11' 3" (5.10m x 3.43m)

Access from Utility Room and Living Room. Range of fitted units. Electric ceramic hob, electric oven, washing machine, wooden laminate flooring. Table and seated area. Window overlooking garden.

## UTILITY / BOOT ROOM 8' 0" x 6' 4" (2.44m x 1.93m)

Access via main entrance which leads through to Kitchen. Worcester boiler housed within fitted cupboard. Door and window overlooking garden.

## LIVING ROOM 22' 9" x 10' 5" (6.93m x 3.17m)

Access from Kitchen and leads out to Hallway and stairs to first floor. White UPVC french doors leads out to rear garden. Sofas and occassional chairs, wooden laminate flooring.

## BATHROOM 10' 1" x 6' 4" (3.07m x 1.93m)

White suite comprising pedestal sink, low level wc and corner bath. Separate corner shower cubicle. Window. Wall mounted radiator. Vinyl laid to floor.

## BEDROOM ONE 16' 11" x 15' 1" (5.15m x 4.59m)

2 windows, wall mounted radiator, laminate flooring, furnished.

## BEDROOM TWO 15' 0" x 11' 6" (4.57m x 3.50m)

2 windows, wall mounted radiator, wooden laminate flooring, furnished.

## BEDROOM THREE 14' 4" x 11' 7" (4.37m x 3.53m)

Window, wall mounted radiator, wooden laminate flooring, furnished.



This is a surprisingly spacious 3 bedroom maisonette which is in a great spot just off Chelwood Avenue. The flat has its' own private entrance at the rear of the building from the rear garden. On the ground floor there is a Utility Room, large Kitchen and Living Room which has French doors leading back out to the garden. A further door from the Living Room leads out to the Hallway and stairs to the first floor. Off the landing there are 3 double sized Bedrooms and a good sized Family Bathroom with a corner bath and separate shower cubicle. The flat has gas central heating and double glazing throughout and comes highly recommended for viewings. Would suit a young family or professional sharers. Video available [homelets.co.uk](http://homelets.co.uk)

# Energy performance certificate (EPC)

152a Bowring Park Road LIVERPOOL L14 3NP	Energy rating <b>D</b>	Valid until: <b>13 May 2034</b>
		Certificate number: <b>1634-2925-0300-0714-7292</b>

Property type	Ground-floor flat
Total floor area	160 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

