



## 20 Calton Avenue

, Liverpool, L18 1EL

**£1,300**



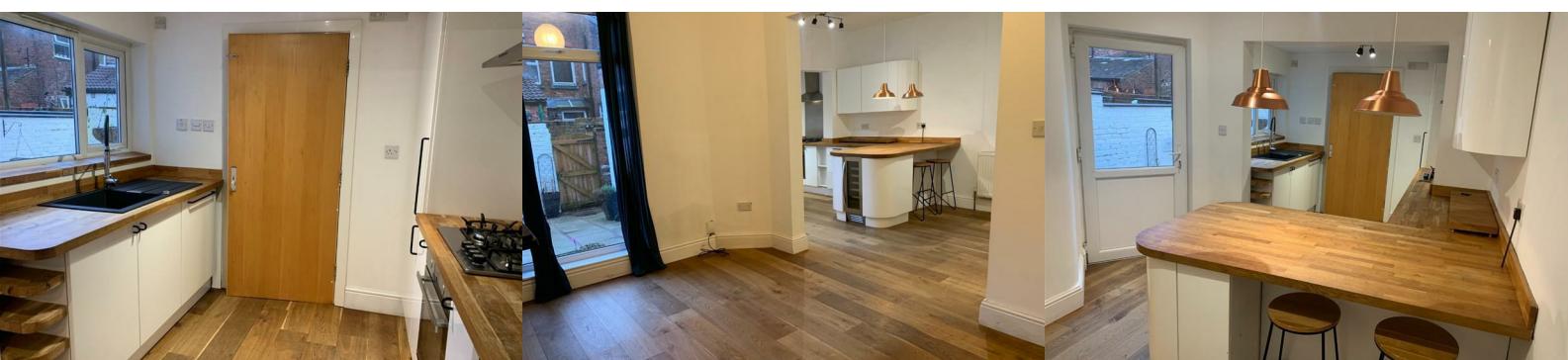
\*\*E-MAIL FOR VIEWING SLOT\*\*

PLEASE NOTE THE FURNITURE PICTURED IS NOT INCLUDED.

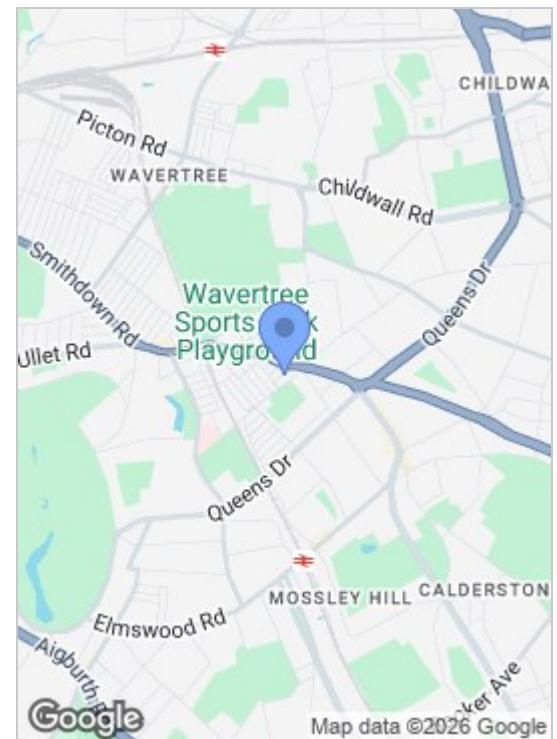
Abode welcome to the rental market this family home. The property consists of a large hallway leading onto a spacious front lounge and beautiful L-shaped open plan sitting room and kitchen diner with breakfast bar and integrated oven and hob, dishwasher and fridge freezer. Off the kitchen is a utility room with plumbing for a washing machine.

Upstairs are three good sized bedroom and a fourth single room which would make an ideal study or nursery, and a modern family bathroom.

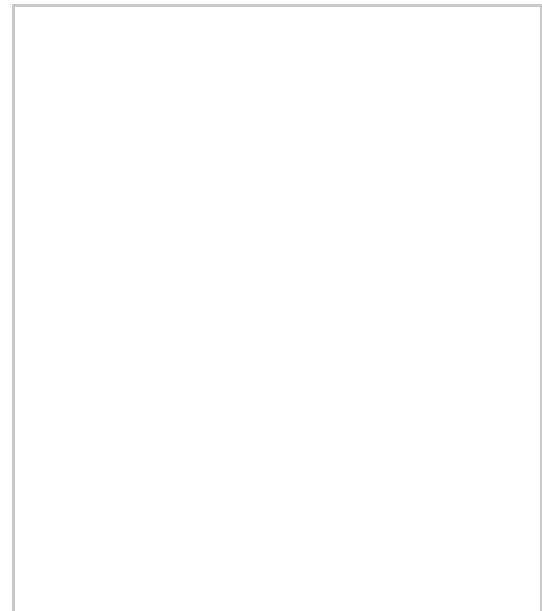
Outside is a private courtyard garden. The property is very conveniently situated just off Smithdown Road and is ideal for access to the city centre and the varied amenities Smithdown and Allerton Road have to offer.



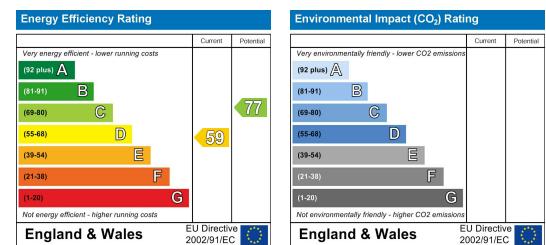
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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