



## 28 Curzon Road

, Liverpool, L22 0NL

£1,200



Abode are delighted to offer for rent this well presented three bedroom Victorian terrace situated in a highly sought after L22 location. With a range of amenities in close proximity such as shops, supermarkets, excellent transport links, a number of top quality schools in the area as well as Crosby beach just a stone's throw away, Curzon Road has everything to offer the potential buyer.

The property itself briefly comprises an entrance vestibule, hallway, two spacious reception rooms and kitchen/dining room all to the ground floor. To the first floor there are three bedrooms and family bathroom. Outside there is a rear courtyard and an INTERNAL INSPECTION IS HIGHLY RECOMMENDED.



## Entrance Vestibule

## Hallway

Radiator. Opening to;

## Front Lounge 13'11" x 12'8" (4.26 x 3.88)

Bay window to front aspect. Radiator.

## Rear Sitting Room 11'10" x 11'5" (3.63 x 3.48)

Window to rear aspect. Radiator.

## Open Plan Kitchen/Dining Room 12'2" x 15'1" (3.71 x 4.62)

UPVC Double Glazed window to rear aspect. Door to side aspect.

## Landing

## Family Bathroom

Low level WC. Wash hand basin. Panelled bath with handheld shower.

## Bedroom One 16'4" x 13'6" (5.00 x 4.14)

Bay window to front aspect. Built in storage.

## Bedroom Two 11'3" x 11'2" (3.43 x 3.42)

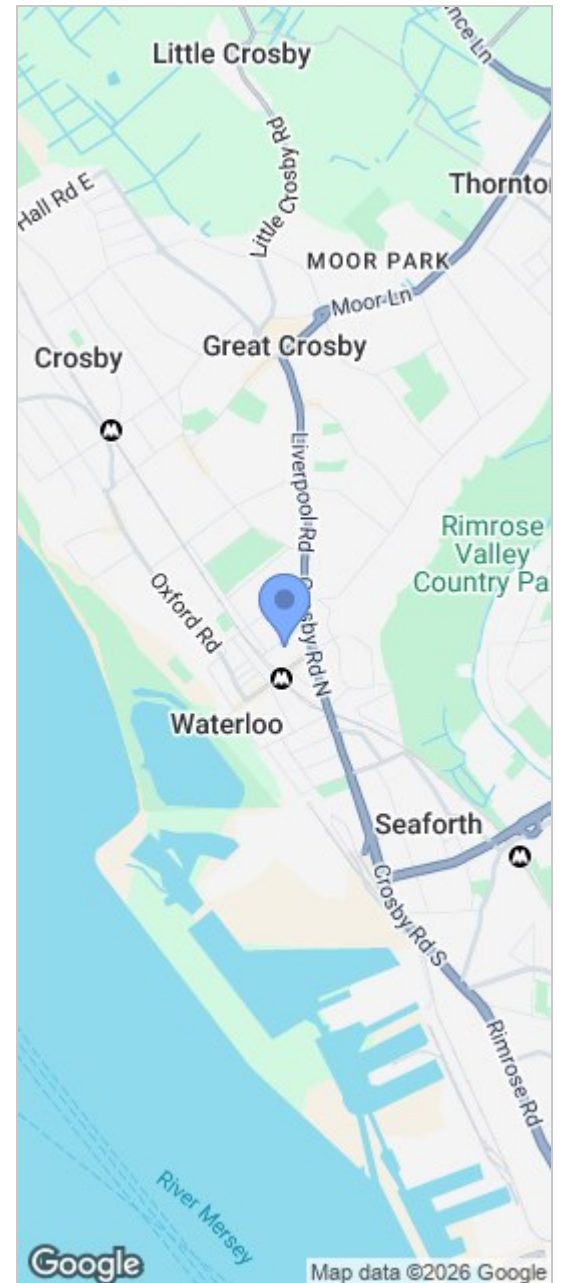
UPVC Double Glazed window to rear aspect. Radiator.

## Bedroom Three 11'7" x 7'10" (3.54 x 2.39)

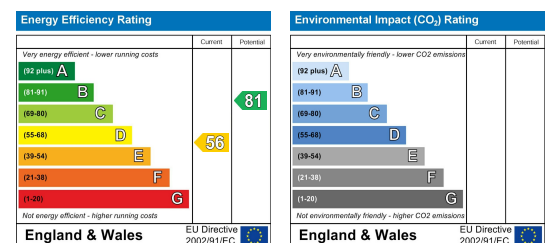
Window to rear aspect. Radiator.

## Rear Courtyard

## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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