



40 Brampton Drive, Liverpool, Merseyside L8 7ST

£1,300

Bluerow Homes is pleased to present this charming three-bedroom semi-detached family home located on Brampton Drive in Liverpool. This unfurnished property is ideally situated near the Liverpool Women's Hospital and several universities, making it a perfect choice for families and professionals alike.

Upon entering, you will find a welcoming hallway that leads to two spacious reception rooms, providing ample space for both relaxation and entertaining. The living and dining areas are filled with natural light, creating a warm and inviting atmosphere. The kitchen is equipped with essential appliances, including a free-standing fridge and freezer, as well as a gas oven and hob, making it a practical space for culinary pursuits.

The property boasts two generously sized double bedrooms and a single bedroom, offering flexibility for family living or home office use. The bathroom features both a bath and a shower, catering to all your bathing needs. Additional benefits include gas central heating and wooden framed double-glazed windows, ensuring comfort throughout the seasons.

Outside, the property features both front and rear gardens, providing a lovely outdoor space for relaxation or play. There is also a driveway available for one vehicle, adding convenience to your daily routine.

This delightful home will be available for rent from the end of October and falls under Council Tax Band B. Don't miss the opportunity to make this lovely property your new home. Rent £1,300 - Deposit - £1,500

- Three Bedroom Semi Detached House
- Close to University
- Part furnished
- Popular Location
- Two Reception Rooms
- Gardens to the Front and Rear

Hall/Stairs/Landing

Radiator, stairs leading to all upper floor rooms.

Living Room

9'10" x 9'10" (3.0 x 3.0)

Wooden flooring, radiator, wooden framed double glazed window



Dining area

7'3" x 9'8" (2.23 x 2.96)

Wooden flooring, wooden framed double glazed windows, gas radiator.



Front Bedroom 3

9'9" x 8'1" (2.99 x 2.48)

wooden framed double glazed window, radiator.



Kitchen

Gas oven, hob, washing machine, fridge and freezer, extractor fan, door leading to the garden.



Rear Bedroom 1

6'6" x 6'6" (2.0 x 2.0)

Wooden framed double glazed window, radiator.



Front Bedroom 2

7'7" x 10'5" (2.33 x 3.19)

Wooden flooring, radiator, wooden framed double glazed window.

Bathroom

Tiled floor, wooden double glazed window, part tiled walls, bath with shower over, W.C, sink & basin.



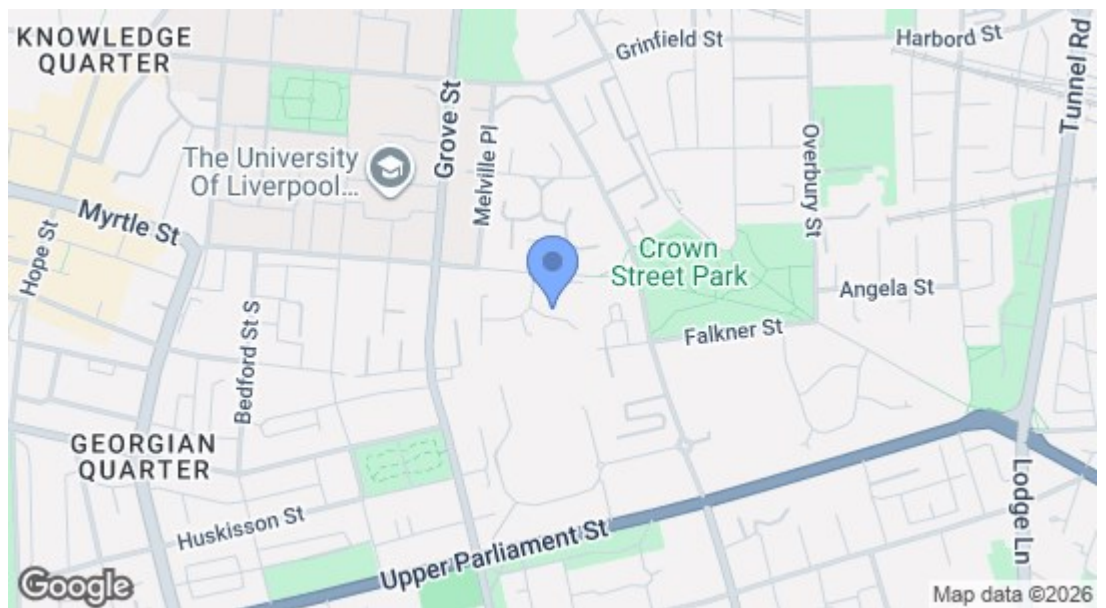
Driveway

Paved driveway for one car

Rear Garden

Good size rear garden laid to lawn, garden shed

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 74 |
| (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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | 70 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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