



**Chestnut Walk, Liverpool  
Merseyside L31 1LL**

**£850 Per Month**

A very nice family accommodation with entrance hallway, WC, lounge/diner with patio doors leading to large conservatory with French doors to the landscaped rear garden, there is a kitchen with utility area and door leading to the rear garden. To the first floor there are three bedrooms - the master has an en-suite and there is a family bathroom.

- Detached property
- Lounge/Diner reception rooms
- Kitchen with utility area
- Three bedrooms - master with en-suite
- Large Conservatory
- Established Garden
- Integral Garage

Additional Fees: £50 Tenant Referencing Check





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