



**MISTORIA**  
ESTATE AGENTS



## 53 Netherfield Road South Liverpool

**£850 Per**

Nestled in the vibrant area of Netherfield Road South, Liverpool, this charming flat offers a delightful blend of comfort and convenience. Spanning an impressive 840 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious living arrangement.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The flat boasts two modern bathrooms, ensuring that both residents and visitors enjoy privacy and convenience.

The location is particularly appealing, with easy access to local amenities, transport links, and the vibrant culture that Liverpool has to offer. Whether you are looking to explore the city's rich history, enjoy its lively dining scene, or simply take a leisurely stroll through nearby parks, this property places you at the heart of it all.

This flat is not just a place to live; it is a lifestyle choice that combines comfort, style, and accessibility. With its generous living space and prime location, it presents an excellent opportunity for those looking to make a home in one of Liverpool's most sought-after areas. Do not miss the chance to view this delightful property and envision your future in this lovely flat.



• TWO BEDROOM • ENSUITE BATHROOM TO MASTER • WELL PRESENTED

**Disclaimer:**

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice





## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	81	86

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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