



23 Molyneux Road, Waterloo, L22 4QY

£950

We are thrilled to welcome to the rental market a three bedroom terrace house in this much sought after location in Waterloo. Molyneux Road is in an ideal location for the variety of independent restaurants, coffee shops and bars in St Johns Road and South Road. It is also in the catchment for well regarded schools.

The accommodation comprises; hallway, lounge, dining room, modern kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. Outside there is a walled courtyard to rear.

Available Immediately
Rent £950 pcm excluding bills
Deposit £1095
Holding deposit = 1 weeks Rent
Minimum term 12 months
Unfurnished
Council Tax Band B
EPC Rating D

- Mid Terrace House
- Unfurnished
- Three Bedrooms
- L22 - Waterloo Location
- Through Reception

Front External

Gate opening to a flagged path leading to uPVC half frosted glazed front door

Hall

Wood laminate flooring ceiling lighting stairs to floor

Front Through Reception

26'0" m in to splay bay x 10'7" m to front of alco (7.94 m in to splay bay x 3.23 m to front of alcove)

Wood laminate flooring UPVC splay bay, two suspended ceiling lights, two wall mounted gas fired central heating radiators A glazed UPVC door to rear

Dining Kitchen

14'3" m x 10'7" m (4.357 m x 3.24 m)

Gas fired radiator, arrange of wall base and drawer units contrasting work surfaces, integrated gas hob, oven chimney style extractor hood above, stainless steel sink drain unit with mixer tap, cupboard housing Worcester Combi boiler part tile splashback wood laminate flooring down lighters large window to side aspect Glazed uPVC French doors to rear

Landing

Carpet stairs and landing to 1st floor suspended ceiling light, loft access hatch

Front Bedroom One

12'9" m into split bay maximum by 14'11" m (3.89 m into split bay maximum by 4.56 m)

Splay bay UPVC double glazed window and second uPVC double glazed window, gas fired central heating radiator, carpet flooring, suspended ceiling lighting fitted feature fireplace

Rear Bedroom Two

12'3" m x 9'8" m (3.74 m x 2.96 m)

Rear aspect, Gas fired central heating radiator, carpet flooring suspended ceiling lighting. uPVC double glazed windows to rear aspect feature fireplace with period surround

Rear Bedroom Three

7'8" x by 9'7" m (2.36m x by 2.93 m)

Gas fired heating radiator, carpet flooring, suspended ceiling lighting, feature fireplace with period surround. uPVC double glazed window to rear aspect

Family Bathroom

7'6" m x 3'3",269'0" (2.3 m x 1,82m)

Four piece white suite comprising low level WC, pedestal wash hand basin with tiled splashback, corner bath,, step up corner shower unit with glazed screen and electric shower. Wood affect vinyl flooring, chrome heated towel rail, double glazed frosted UPVC window to side aspect

Rear Yard

Walled yard, External water tap. Gate to rear entry.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



116 Duke Street, Liverpool, Merseyside, L1 5JW
 Tel: 0151 709 9638
 sales@bluerowhomes.co.uk
 www.bluerowlettings.com

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