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# 66 Wingate Road, Liverpool, L33 6UQ

## £895 PCM

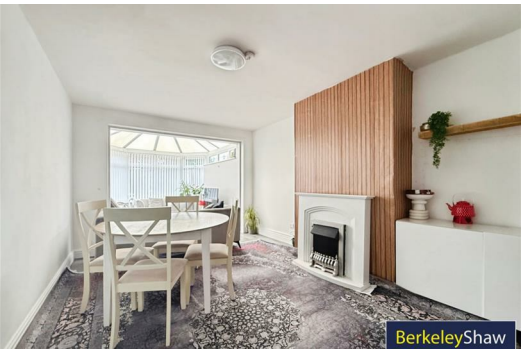
To let – a well-presented two-bedroom end-of-terrace house in Kirkby, Liverpool, offering a practical layout and good-sized rooms throughout.

On the ground floor, the property features a modern kitchen with fitted white units, ample worktop space and room for appliances, leading through to a dining/reception area. An open-plan conservatory lounge extends the living space, providing a bright seating area with views over the rear garden – ideal as a main living room. There is a second reception room to the front, giving flexibility as a separate lounge, dining room or home office.

Upstairs are two double bedrooms and a family bathroom with a white three-piece suite and shower over the bath. Décor is neutral, with a combination of laminate and carpeted floors, making the property straightforward to furnish. The house benefits from both a lawned rear garden and a paved patio area, offering usable outdoor space.

Located in a residential area of Kirkby, the house is within easy reach of local shops and amenities in Kirkby town centre, including supermarkets and everyday services. Nearby schooling options include a range of primary and secondary schools within a short drive.

Transport links are convenient, with Kirkby station around 5 minutes' drive away, providing regular Merseyrail services to Liverpool Central in approximately 20 minutes, as well as connections towards Wigan and









## Lounge

## Kitchen

## Bathroom

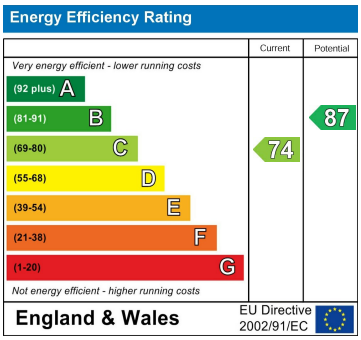
## Bedroom 1

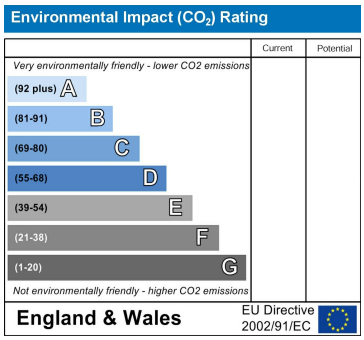
## Bedroom 2

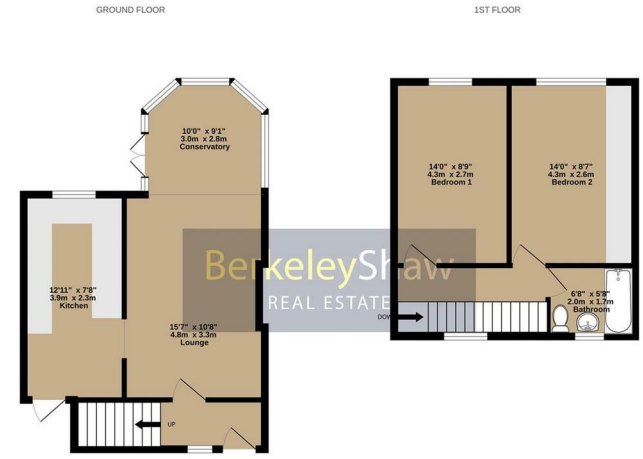
## Front Garden

## Back Garden

## Conservatory




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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