



43 Garden Lane, Liverpool, L9 9DZ

£1,000 PCM

This three-bedroom semi-detached house is available **to let** in a popular residential area of Liverpool, well placed for families seeking access to schools, amenities and transport links.

The property is presented in good condition and offers two separate reception rooms. The first reception room features a fireplace and large windows with a garden outlook. The second reception room also benefits from large windows, French doors and direct access to the south-facing garden, providing a pleasant outlook and useful indoor-outdoor flow. The kitchen includes built-in pantries and good natural light.

Upstairs, the accommodation comprises a double master bedroom with built-in wardrobes, a further double bedroom and a single bedroom. The bathroom is fitted with a free-standing bath and a rain shower. The house has an EPC rating of D and falls within Council Tax Band C.

Externally, the property benefits from a driveway providing parking and a south-facing garden, offering outdoor space suitable for family use.

The location provides access to nearby schools and local amenities typical of this part of Liverpool, including shops, cafés and everyday services. Local parks and green spaces are within easy reach for recreation. Liverpool city centre is accessible by public transport, with nearby bus routes connecting to central Liverpool and surrounding districts, and onward rail links from city centre stations offering services to Manchester, Chester and other regional destinations. Road links also provide convenient access to wider Merseyside. This property is particularly suited to families looking to rent in an urban area with local facilities close by.



Lounge (front)

Lounge (rear)

Kitchen

Bedroom 1 (Master)

Bedroom 2

Bedroom 3

Bathroom

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			
		61	83
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	



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