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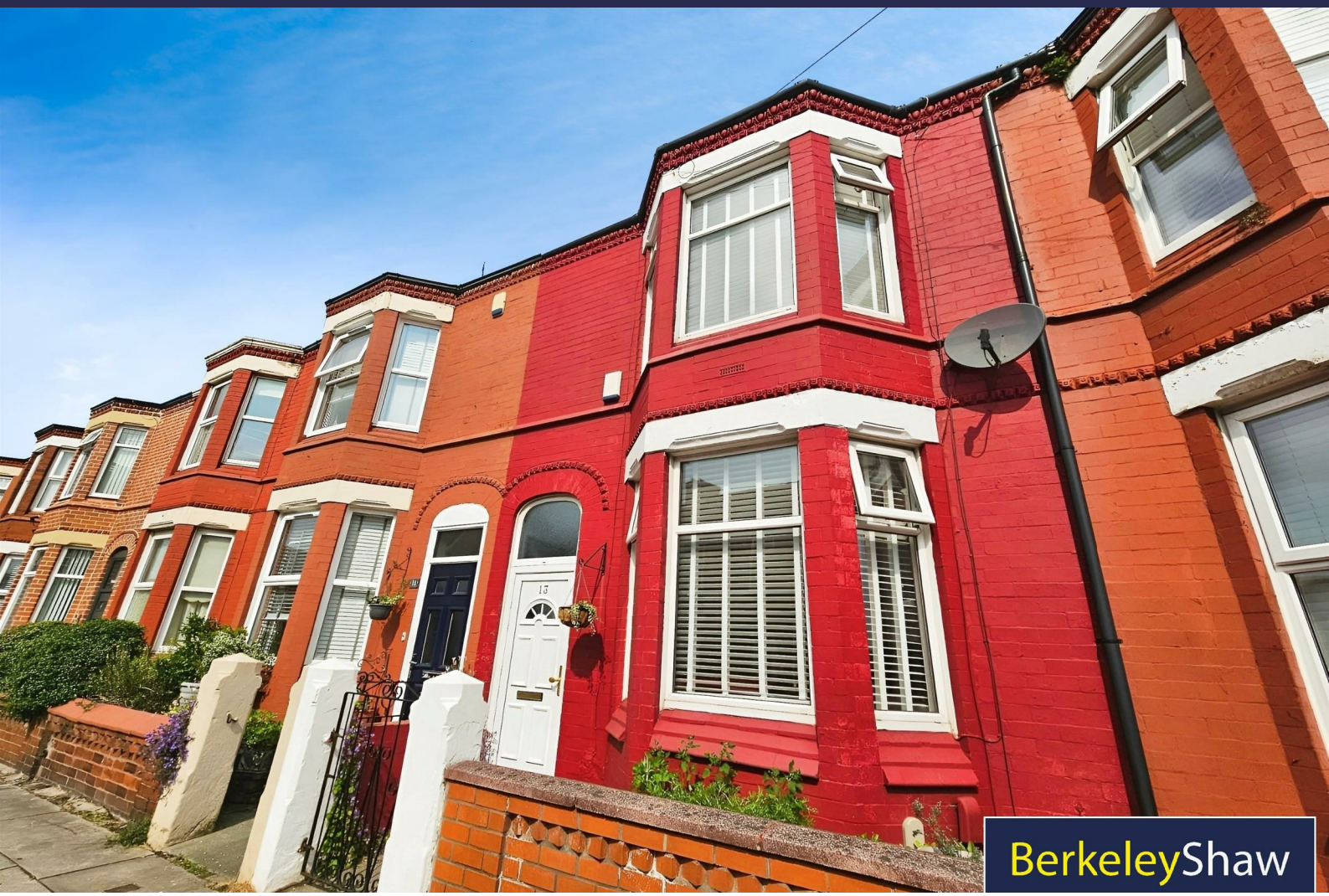
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



13 Royton Road, Liverpool, Merseyside L22 4RB

£1,300 PCM

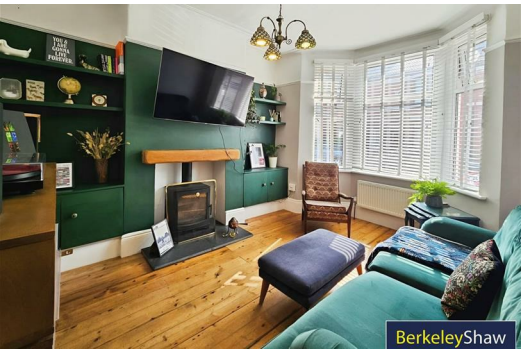
Nestled on the charming Royton Road in the vibrant area of Waterloo, TO LET FULLY FURNISHED, this delightful terraced house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Available in August.

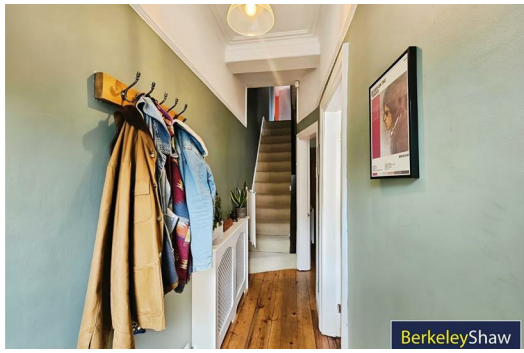
Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. Leading to the modern kitchen and and sun catching rear yard. This contemporary space is perfect for family gatherings or casual dining, allowing for seamless interaction while cooking and entertaining.

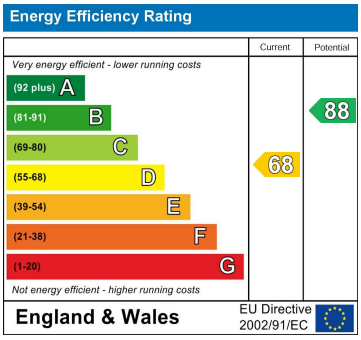
The first floor boasts a master bedroom with bay window, a double bedroom, an office or third bedroom and a family bathroom.

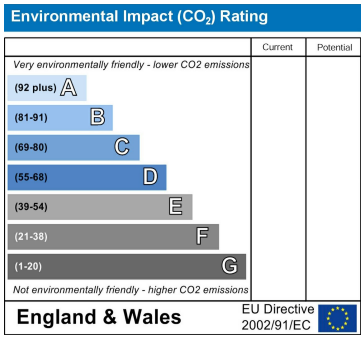
For those with vehicles, the property offers on street parking. The surrounding area is well-connected, offering easy access to local amenities, schools, and transport links, making it an ideal location for both work and leisure.

Deposit: £1557.69
Council Tax: B
Minimum Term 12 months






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
68
88
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.
1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.
KITCHEN
13'9" x 10'11"
4.2m x 3.3m
DINING ROOM
11'6" x 11'6"
3.5m x 3.5m
UP
HALLWAY
LIVING ROOM
14'7" x 10'11"
4.4m x 3.3m
BEDROOM
10'5" x 5'10"
3.2m x 1.8m
BATHROOM
6'1" x 5'1"
1.9m x 1.5m
DOWN
BEDROOM
11'7" x 9'3"
3.5m x 2.8m
BEDROOM
13'7" x 12'5"
4.1m x 3.8m
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TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.
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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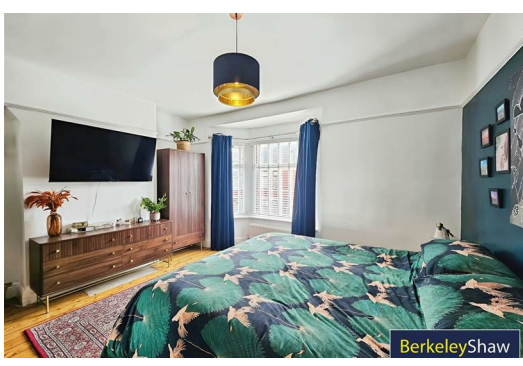
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