



## 13 Royton Road, Liverpool, Merseyside L22 4RB

£1,300 PCM

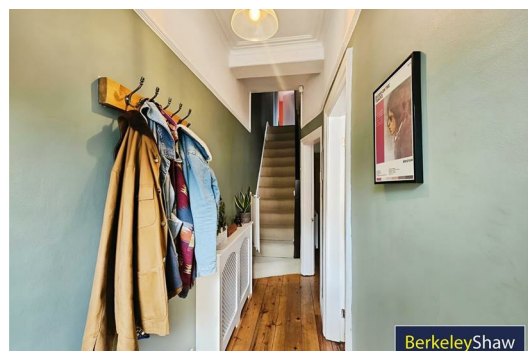
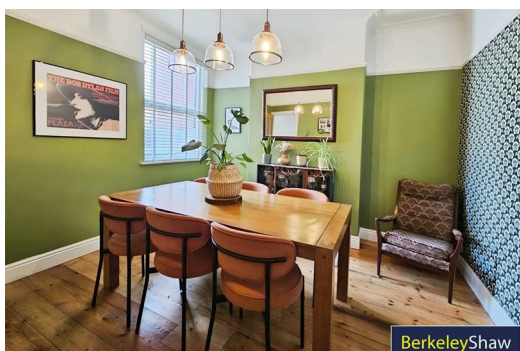
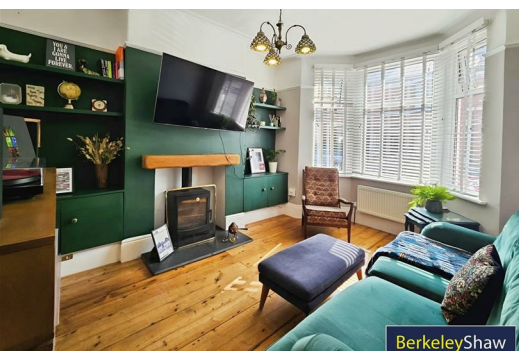
Nestled on the charming Royton Road in the vibrant area of Waterloo, TO LET FULLY FURNISHED, this delightful terraced house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Available in August.

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.

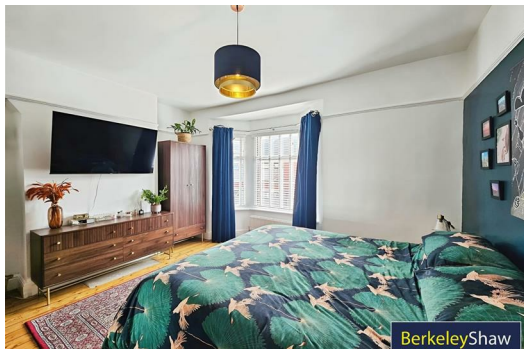
Deposit: £1557.69  
Council Tax: B  
Minimum Term 12 months





| 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 |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales<br>EU Directive 2002/91/EC                      |         |           |



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

