



13 Royton Road, Liverpool, Merseyside L22 4RB

£1,350 PCM

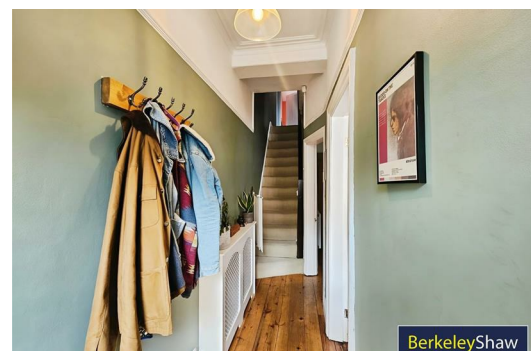
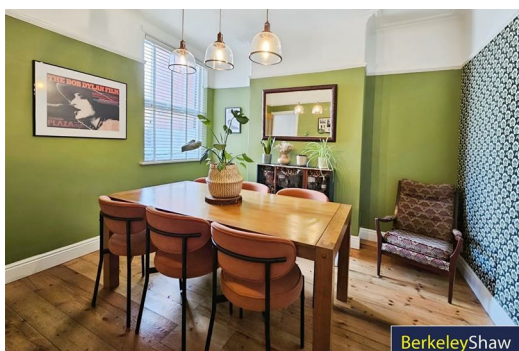
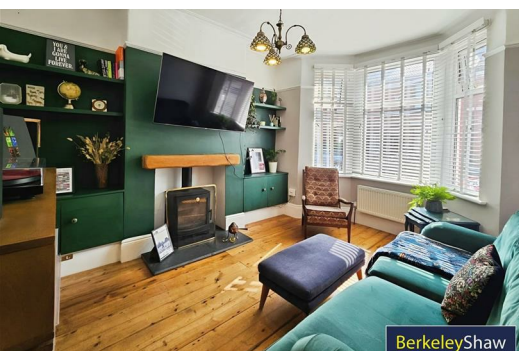
Nestled on the charming Royton Road in the vibrant area of Waterloo, TO LET FULLY FURNISHED, this delightful terraced house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Available in August.

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



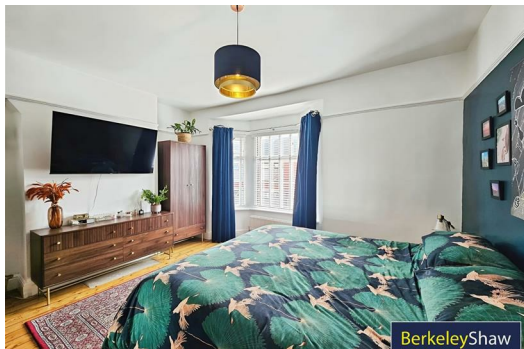
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		



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 misstatement. This plan is for illustrative purposes only and should not be used as proof for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 12025.



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