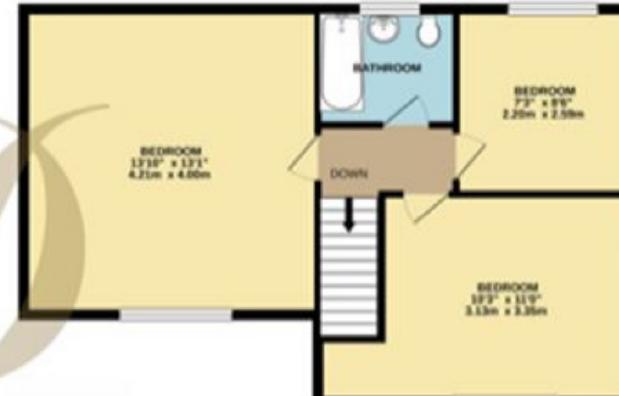


GROUND FLOOR



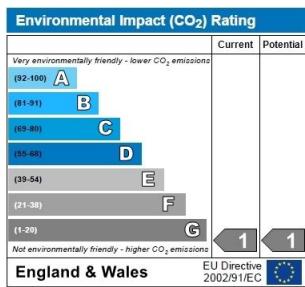
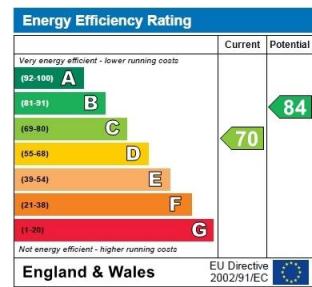
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and the vendor and agent accept no liability for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.
Made with Metripro 6/2023



Energy Efficient Rating & Environmental Impact (CO2) Rating



13 Liverpool Road, Prescot, L34 1LP

£825

Liverpool Road Prescot, known for being one of the most prestigious within the area.

This family home offers a large amount of living space on a corner plot with an abundance of parking space and detached garage. Also incorporating a front and side garden with vast outside space to the rear.

To the ground floor we have two large reception rooms and a family sized fitted kitchen looking over the mature garden.

To the first floor are three generous sized bedrooms and a three piece bathroom suite.

The property benefits from UPVC double glazing and gas central heating with combi

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Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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David Davies Estate Agent Limited, Registered No. 4061162. Managing Director: David J. Davies MNAEA

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£825

The property briefly comprises:

Tenant & Guarantor Information

All Rental Properties are offered on an initial 6 months 'Assured Shorthold Tenancy Agreement' Unless otherwise stated.

We require all prospective tenants to provide Guarantors for all Properties Suitable applicants are required to have a combined minimum income of 2.5 times the annual rent to meet our affordability checks

Guarantors require 3 times the annual rent in order to meet our affordability checks

Further checks are also required
Only BACS transfers are accepted
Credit card payment are NOT accepted.

Tenant Holding Fee

Additional Pet Information

For any interested party wishing to apply for this property there is an additional £10 per month rent payable for each pet. Subject to agreement with the landlord.

This additional rent would then be reflected in the 5 weeks deposit required.

White Goods Notice

Any free-standing white goods left at the Property do not form part of the property. The Landlord does not accept any liability or responsibility for their maintenance or replacement and are left for the ingoing Tenant as a gesture of goodwill.

Hall

Lounge (13'1 x 13'8) 3.99m x 4.17m

Dining Room (10'2 x 10'9) 3.10m x

Kitchen (13'5 x 8'5) 4.09m x 2.57m

First Floor Landing

Bedroom One (13'0 x 13'9) 3.96m x

Bedroom Two (10'2 x 9'7) 3.10m x

Bedroom Three (6'8 x 8'9) 2.03m x

Bathroom (6'4 x 5'5) 1.93m x 1.65m



Additional property information is available from our office

Information on tenant permitted fee's can be accessed via the link below

www.daviddaviesestateagent.co.uk/tenant