



SEMI-DETACHED HOUSE

2 RECEPTION ROOMS

LARGE GARDEN

UNFURNISHED WITH WHITE GOODS

DOUBLE GLAZING THROUGHOUT

POPULAR & CONVENIENT LOCATION



Millersdale Road
L18 5HG

Monthly Rental Of
£1,050

ENTRANCE HALL

Ample sized hallway with doors leading to front reception, rear reception and kitchen. Also walk-in storage and under-stairs storage housing meters. Grey fitted carpet. Wall mounted radiator. Side aspect window. Stairst to first floor.

FRONT RECEPTION ROOM

Front aspect double glazed bay window, overlooking Millersdale Road and front garden. Grey fitted carpet. Wall mounted radiator.

REAR RECEPTION / DINING ROOM

Rear aspect French doors leading to rear garden. Grey fitted carpet. Ideal space for den or dining room.

KITCHEN

Cream fitted units with contrasting black work tops. Stainless steel sink and drainer underneath rear aspect double glazed window looking out onto the garden. Hood extractor, gas hob and integrated electric oven. Upright integrated fridge freezer and washing machine. Ceiling spot lights.

BATHROOM

Tiled throughout. White suite comprising wc, pedestal basin and bath with shower over and screen. 2 rear aspect frosted double glazed windows. Tiled floor. Radiator.

BEDROOM 1

Front aspect, double sized bedroom. Grey fitted carpet. Double glazed windows and radiator.

BEDROOM 2

Rear aspect, overlooking rear garden. Double glazed window, wall mounted radiator. Grey fitted carpet. Recessed storage housing boiler.

BEDROOM 3

Double glazed front aspect window. "L" shaped room. Radiator and grey fitted carpet.

PET DISCLAIMER

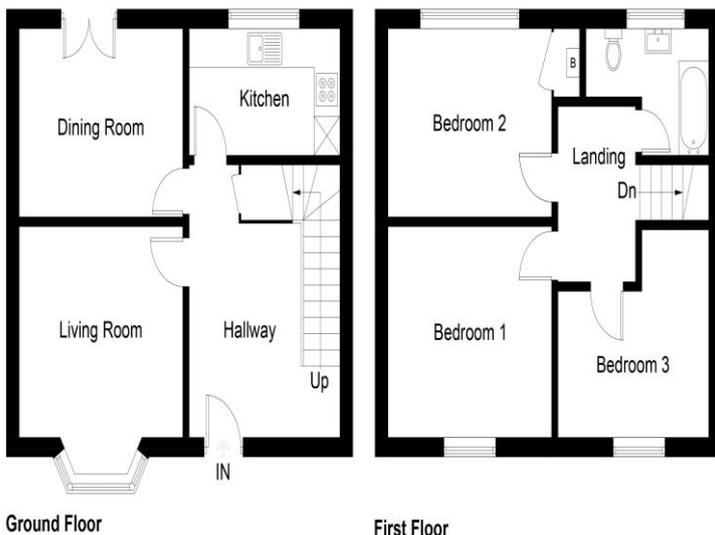
Rent value will be £30 per month higher. Your agreement to pay the higher value rent amount in respect of the pet(s) does not equate to automatic approval from the Landlord, who reserves the right to refuse a pet request without giving a reason.

TENANT PROTECTION

Homelets & Sales are members of Client Money Protect, which is a client money protection scheme and a member of The Property Ombudsman, which is a redress scheme.



39 Millersdale Road



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID598781)

A lovely house in a lovely road. The End! Seriously though this is a great house. What stood out for us is the hallway being a good size and really welcoming, along with the French doors in the dining room opening out onto the garden and the kitchen and bathroom being clean, fresh and modern. In addition to the large garden at the back, there is exclusive use of the ornamental gardens just at the back of the house which is locked and for residents only. Millersdale Road is located just off Rose Lane and within easy reach to Allerton Road. You will find plenty of shops, including many independents, bars and restaurants in the close vicinity. We are looking to let this house ASAP. We have a video to view on homelets.co.uk where you will also find our live chat available 24/7. We know from experience that houses in this area do not stay vacant for long, so be quick and get in touch with us today. Thanks for taking the time to read our information on this 3 bed home in Millersdale Road - we hope to see you soon at a viewing!

Energy Performance Certificate

39, Millersdale Road, LIVERPOOL, L18 5HG

Dwelling type: Semi-detached house
Date of assessment: 27 August 2016
Date of certificate: 27 August 2016

Reference number: 0548-2863-7888-9826-3831
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 m²

Use this document to:

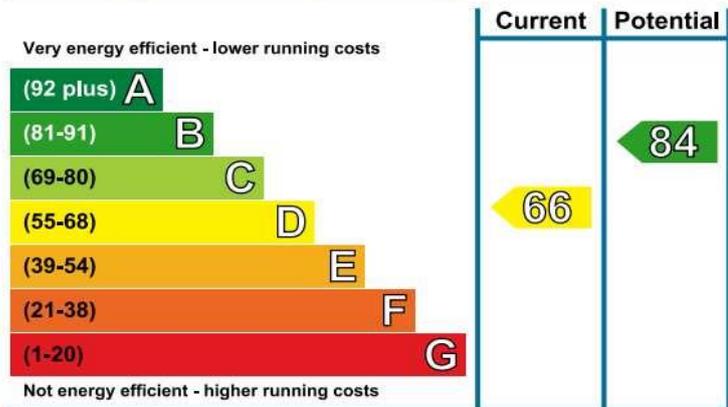
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,484
Over 3 years you could save	£ 621

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 1,899 over 3 years	£ 1,473 over 3 years	
Hot Water	£ 414 over 3 years	£ 219 over 3 years	
Totals	£ 2,484	£ 1,863	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 150
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 366
3 Solar water heating	£4,000 - £6,000	£ 108

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.