



**FRESHLY PAINTED THROUGHOUT**

**LAMINATE TO FIRST FLOOR**

**DRIVEWAY**

**FITTED KITCHEN WITH APPLIANCES**

**FRENCH DOORS TO GARDEN**

**UNFURNISHED**



**Alexandra Road  
L7 6AU**

**Monthly Rental Of  
£750**

## ENTRANCE

Enter through white upvc partly glazed front door to the Hallway with doors leading off to the ground floor wc, reception room, kitchen diner and stairs to first floor. Laminate flooring fitted, newly painted. Wall mounted radiator. Useful understairs storage.

Dual front aspect double glazed windows, central heating radiator, carpet fitted.



## RECEPTION ROOM

Front aspect double glazed window and French doors to the rear opening out to the patio and rear garden. Wall mounted radiator. Laminate floor fitted.

## GROUND FLOOR WC

Front aspect double glazed window. White wc and basin. Wall mounted radiator and laminate flooring.

## KITCHEN DINER

Range of wall and base units with contrasting work tops. Dual aspect double glazed windows and door out to rear garden. Stainless steel sink and drainer. Free standing fridge freezer and washing machine. Integrated gas hob and electric oven.



## STAIRS AND LANDING

Rear aspect window. Cupboard with shelves on landing. Central heating radiator. Carpet fitted.

## BEDROOM 3

Rear aspect double glazed window. Central heating radiator, fitted carpet.



## BEDROOM 2

Front aspect double glazed windows, central heating radiator.

## BATHROOM

Partly tiled walls. Front aspect double glazed frosted window. White bath with shower and screen. WC and basin.

## BEDROOM 1

This 3 bedroom home is currently being re-decorated throughout and is available for immediate viewings and move in. Alexandra Road is situated in a highly popular area, just off Webster and Spekeland Road and close to Saint Dunstans and Archbishop Blanch school. The house has front and rear gardens and driveway parking, along with double glazing and central heating throughout and laminate laid to the ground floor. Once inside the house, you will find an entrance hallway with doors leading to the cloaks, kitchen diner and reception room, along with useful understairs storage. The reception room has doors leading directly out to the rear garden. The kitchen has ample storage in a range of wall and base units and appliances are also included. Upstairs you will find 3 bedrooms and a family bathroom. A video tour is coming soon or you can get in touch with us now to arrange your own in-person viewing. Live chat is available on our website ([homelets.co.uk](http://homelets.co.uk)).

# Energy performance certificate (EPC)

19, Alexandra Road  
LIVERPOOL  
L7 6AU

Energy rating

**C**

Valid until:

**27 February 2025**

Certificate number: **8745-7622-3240-2396-5922**

Property type

Semi-detached house

Total floor area

67 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

