



AVAILABLE NOW

UN-FURNISHED + KITCHEN APPLIANCES

OFF-ROAD PARKING

SEMI-DETACHED HOUSE

LARGE REAR GARDEN

DOUBLE GLAZING & GAS CENTRAL HEATING



Stirling Lane
L25 9GF

Monthly Rental Of
£995

FRONT OF HOUSE

Front garden with lawn laid and shrubs to front, path and driveway parking. Wooden gate to bin store and rear garden.

ENTRANCE VESTIBULE

Through white upvc and glazed front door to entrance with laminate laid, radiator and side aspect window. Door to ground floor wash room / wc and lounge.

GROUND FLOOR CLOAKS / WC

Laminate laid, radiator, ceiling light, low level white wc, fitted basin and under-storage with shelf, front aspect window.

LOUNGE

Laminate floor laid, front aspect window, 2 x radiators, stairs to first floor, door to under-stairs storage, door to kitchen.

KITCHEN DINER

Tiled floor, partly tiled walls, range of base and wall units with contrasting work tops, 2 ceiling lights, radiator, rear aspect window, French doors to patio, stainless steel sink and drainer, free-standing washing machine, condenser tumble-dryer and upright fridge-freezer, stainless steel extractor, gas hob, electric oven, boiler.

BED 1

2 front aspect windows, central ceiling light, radiator, storage with shelves (stop tap located here), carpet laid.

BED 2

Rear aspect window, ceiling light, radiator, free-standing 2 door mirror wardrobe, carpet laid.

BATHROOM

Tiled throughout, central ceiling light, rear aspect window, modern white suite comprising bath with shower over, low level wc, sink with under-storage, wall mounted medicine cabinet, glass shower screen, chrome towel heater, tiled floor.



ATTRACTIVE 2 BED SEMI-DETACHED HOME IN HUNTS CROSS (L25) WITH GENEROUS REAR GARDEN - now ready for viewings with immediate let. Offered un-furnished with white goods included, the house provides a perfect blank canvas for Tenants to make it their own. The property benefits from double glazing and gas central heating throughout, ensuring comfort and energy efficiency throughout the year. Inside, the home offers bright and practical living space suitable for modern lifestyles. To the rear, there is a generous garden, ideal for relaxing. The house would be particularly well suited to a professional working couple or a small family seeking a quiet residential setting with good local amenities and transport links. Early viewing is recommended to appreciate what this lovely home has to offer.

Energy performance certificate (EPC)

6 Stirling Lane Hunts Cross LIVERPOOL L25 9GF	Energy rating	Valid until: 5 September 2034
	C	Certificate number: 2060-2301-7040-3002-6401

Property type	Semi-detached house
Total floor area	61 square metres

Rules on letting this property

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

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 rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		