



LARGE KITCHEN

3 BEDROOMS

CENTRAL HEATING

ENCLOSED REAR YARD

BAY WINDOWS

DOUBLE GLAZING



**Stuart Road
L4 5QU**

**Monthly Rental Of
£895**

ENTRANCE

From Stuart Road, enter through gate to path and tiled steps leading up to a white upvc front door with patterned double glazing. Paved area in front of bay window. Enter into Vestibule with further wood painted and glass interior door to Hallway with stairs facing, doors to Reception 1 and 2 and further corridor to Kitchen door at the rear of the house.



RECEPTION 1 10' 6" x 13' 5" (3.20m x 4.09m)

Front aspect bay window, central heating radiators, electric fire, laminate flooring.

RECEPTION 2 10' 6" x 13' 5" (3.20m x 4.09m)

Window looking out onto enclosed yard, central heating radiator, laminate flooring. Great space for dining.

KITCHEN 20' 0" x 9' 11" (6.09m x 3.02m)

Step down into Kitchen with tiled floor and partly tiled walls, good size with adequate space for dining table, double aspect windows, stainless steel sink and drainer, oven, fridge and freezer. Back door out to Rear Yard.

BEDROOM 3 10' 0" x 9' 10" (3.05m x 2.99m)

Rear aspect window, central heating radiator, cupboard housing boiler, laminate floor.



BATHROOM 6' 11" x 5' 11" (2.11m x 1.80m)

White suite including shower over bath, side aspect window, radiator, vinyl floor.

BEDROOM 2 10' 6" x 10' 7" (3.20m x 3.22m)

Centre of the house with rear aspect window, laminate floor, radiator.



BEDROOM 1 15' 9" x 10' 11" (4.80m x 3.32m)

Front aspect bay window, fitted storage, laminate floor, radiator.

This good sized 3 bedroom terraced home is now available to let and is offered on an unfurnished basis. The house is located in a convenient spot close to local amenities along County Road and Walton Vale and also offers great transport links in and around the City. Once inside the property, you will find a vestibule and further hallway with stairs leading up to the first floor. The front reception room has bay windows to the front aspect and there is a further reception room which could be utilised as a dining room or quiet lounge. You will find the large kitchen at the back of the house with space for dining, side and rear view windows and a good amount of work top space. Upstairs at the back of the house you will find the rear bedroom, and family bathroom. Heading further up the stairs towards the front of the house there is another good size double bedroom and the main bedroom is a large double with fitted storage and bay windows. Viewings can be arranged immediately - get in touch with Homelets today to find out more.

Energy performance certificate (EPC)



Property type

Mid-terrace house

Total floor area

100 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>).

Energy efficiency rating for this property

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

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