



MODERN 3 BED SEMI DETACHED HOUSE

LARGE REAR GARDEN + DECKING

MODERN FIXTURES AND FITTINGS

MULTI-CAR DRIVEWAY

**EXCLUSIVE OUT BUILDING -
GYM/STUDIO/OFFICE**

IDEALLY LOCATED FOR WHISTON HOSPITAL



**Merchants Row, Scotchbarn Lane
L34 5TJ**

**Monthly Rental Of
£1,500**

ENTRANCE HALLWAY

From the front path and drive way into the property hallway with laminate floor, radiator with cover and central light fitting. Welcoming entrance.

GROUND FLOOR WC

Front aspect window, low level wc and basin unit, partly tiled walls and tiled floor.

LOUNGE

Panel feature walls and recessed mounting space for TV. Modern recessed electric fire. Dual aspect double glazed windows. Laminate flooring, radiators and central light fittings. Modern space.

KITCHEN DINER

Modern white high gloss units with wooden finish work tops, stainless steel sink under window, gas hob, electric oven, overhead hood extractor. Laminate flooring and ceiling spot lights. Double glazed window overlooking rear garden and French doors leading to patio.

REAR GARDEN AND GYM/HOME OFFICE

Flagged patio from kitchen and easy maintenance artificial lawn laid. An amazing separate building with bi-fold doors, spotlights, heating and mirrored wall which would serve as a studio, gym or home office. A valuable additional space for this property.

BEDROOM 1

Rear aspect double glazed windows overlooking rear garden. Central heating radiator, central light fitting and carpet laid.

BATHROOM

Double glazed privacy window, tiled walls and floor, white gloss suite including wc, sink and bath with shower over and glass screen.

BED 2

Front aspect double glazed windows, radiator, light, carpet fitted.

BED 3

Front aspect double glazed windows, radiator, light fitting and carpet laid.



STEP 1: Watch our video on homelets.co.uk. STEP 2: Prepare to be wowed. STEP 3: Book your viewing. STEP 4: Fall in love with this property. This is a fab-u-u-lously modern un furnished house (integrated appliances included), all freshly painted and cleaned with a not-so-little surprise at the back..... a very large garden with low maintenance artificial grass and composite decking, flagged patio and a separate outbuilding with a variety of uses including gym/studio or home-office. This house would suit a professional couple or growing family and comes very highly recommended by the whole team at Homelets & Sales who cannot wait to show you this property in person. Ideally located if you need access to M57 or M62 motorways or Whiston Hospital or surrounding businesses. Get in touch today !

Energy performance certificate (EPC)

1 Merchants Row Scotchbarn Lane PRESOT L34 5TJ	Energy rating B	Valid until: 3 February 2029
		Certificate number: 0567-3824-7227-9601-0111

Property type	Semi-detached house
Total floor area	78 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 B. It has the potential to be A.

[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

