



**AVAILABLE NOW**

**NEW REFURB**

**FITTED KITCHEN WITH APPLIANCES**

**OPEN PLAN DINING AREA TO KITCHEN**

**SOUGHT AFTER LOCATION**

**GAS CENTRAL HEATING**



**Springbourne Road**  
L17 7BJ

**Monthly Rental Of**  
**£950**

## **KITCHEN**

Fitted kitchen, white goods, integrated fridge freezer and washing machine, hood extractor, gas hob, laminate flooring, stainless steel sink, door to garden, partly tiled walls.

## **LIVING ROOM**

Fitted carpet, double glazed bay windows, radiator.

## **DINING AREA**

Open plan to kitchen, recessed shelving, radiator, rear aspect window, fitted carpet.

## **BEDROOM 1**

Double glazed bay windows, fitted carpet, vertical radiator.

## **BEDROOM 2**

Rear aspect window, fitted carpet, radiator.

## **BEDROOM 3**

Rear aspect window, fitted carpet, radiator.

## **BATHROOM**

Modern suite, shower over bath, laminate flooring, tiled walls.



A MUST SEE house in a sought after area. Newly refurbished throughout and ready to let immediately. Unfurnished with fitted kitchen including integrated washer dryer, fridge freezer, hob and oven. New flooring and decor. In brief this lovely home comprises front lounge with bay window, large dining area open plan to kitchen. Upstairs, there is a spacious landing, modern bathroom with shower over bath, one double bedroom with bay windows and a second and third bedroom. This house would be perfect for a growing family or professional working couple requiring a home office. The house is located off Aigburth Road and the many bars, restaurants and independent businesses it has to offer. You will also be close to attractions such as Otterspool Promenade and Sefton Park and will be within easy reach of the City Centre and the entire South Liverpool area. A video is available to view on [homelets.co.uk](http://homelets.co.uk) and we would be delighted to show this property in person. Get in touch to book your private viewing. It won't stay available for long though (they never do in this area and this is such a well finished refurbishment). Get in touch today!

# Energy performance certificate (EPC)

18, Springbourne Road LIVERPOOL L17 7BJ	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: <b>7 December 2024</b> <hr/> Certificate number: <b>9810-2838-7123-9404-2135</b>
---	--	--

Property type Mid-terrace house

Total floor area 95 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

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