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Egerton Road, Prescot L34

£1,100 PCM

**BELVOIR!**





## Key Features

- > PRIVATE GARDEN
- > THREE BEDROOMS
- > TWO PARKING SPACES
- > HOLDING FEE £253
- > HOLDING FEE APPLIED TO RENT
- > MIN 12 MONTH TENANCY
- > EPC rating C

## Charming Family Home for Rent in Prescot

Welcome to this delightful three-bedroom semi-detached home, perfectly situated just a short stroll from Prescot Town Centre. Offering comfort, convenience, and a lovely outdoor space, this home is ideal for families looking for a peaceful retreat with easy access to local amenities.

### Ground Floor

Step into the welcoming entrance hall, which leads to a bright and spacious living room featuring a charming fireplace and stylish laminate wood-effect flooring.

Towards the rear of the home, you'll find a convenient ground-floor WC and a family bathroom. The generous eat-in kitchen is a fantastic space for cooking and gathering, boasting crisp white cabinetry, complementing worktops, a one-and-a-half sink with a drainer, and an integrated oven and gas hob. Additional storage cupboards provide extra convenience.





### **First Floor**

Upstairs, the landing leads to three well-sized bedrooms. The front bedroom enjoys the added luxury of an en-suite shower room.

### **Outdoor Space**

The rear garden is perfect for relaxation and outdoor entertaining, featuring a patio area, lawn, A rear gate provides direct access to the property's private parking area, which accommodates two vehicles.

This lovely home is ready for new tenants to enjoy! Don't miss this opportunity to make it yours.

ALL APPLICANTS MUST MEET THE MINIMUM HOUSEHOLD INCOME CRITERIA OF £33,000 PER YEAR OR MORE AND HAVE THE ABILITY TO PASS THE RELEVANT CREDIT, BANKING AND REFERENCE CHECKS.



### **FRONT**

Two Storey Semi Detached Property.

### **ENTRANCE HALL**

Door to side aspect, Access to all lower rooms, Wood effect laminate flooring to floor.

### **LIVING ROOM**

22'7" x 12'3" (6.9m x 3.7m)

Door to rear aspect, Window to front aspect, Radiator to wall, Wood effect laminate flooring to floor.

### **KITCHEN**

18'10" x 13'1" (5.7m x 4m)

Door to side aspect, Window to rear aspect, Wall and base units, Grey tile to floor, Radiator to wall, Access to two storage cupboards.

### **WC**

Door to side aspect, Window to side aspect, WC, Grey tile to floor, Part tiled back wall.





## BATHROOM

Floor to ceiling tiles, Door to front aspect, towel radiator to wall, window to rear aspect, Sink, Bath with overhead shower.

## LANDING

16'2" x 16'11" (4.9m x 5.2m)

Grey carpet to floor, Access to all second floor rooms.

## MAIN BEDROOM

15'4" x 16'2" (4.7m x 4.9m)

Window to front aspect, Door to rear aspect, Radiator to wall, Grey carpet to floor, Access to en - suite to side aspect.

## EN SUITE

13'4" x 10'1" (4.1m x 3.1m)

WC, Sink, Walk in shower, tiled floor, Part tiled wall, Radiator to wall.

## BEDROOM TWO

18'5" x 14'1" (5.6m x 4.3m)

Door to side aspect, window to rear aspect, Radiator to wall, Grey carpet to floor.

## BEDROOM THREE

15'0" x 11'2" (4.6m x 3.4m)

Door to front aspect, Window to rear aspect, Radiator to wall, Grey carpet to floor.

## REAR GARDEN

Patio area, Grassed lawn. Outhouse.

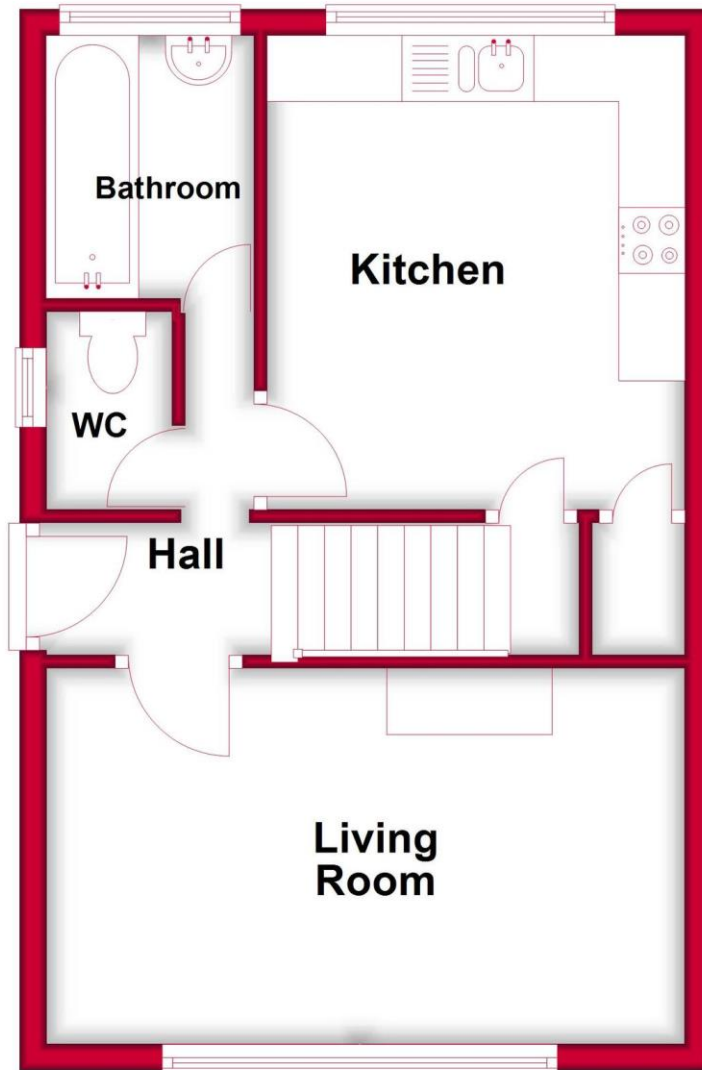
## DISCLAIMER

Prospective tenants must satisfy credit & reference checks (credit, business bank & accountants references in the case of self-employed or company tenancies). Groups may be granted a tenancy with the landlord's approval. A holding deposit is payable when an application is submitted & terms will apply. Applicants claiming or in receipt of certain benefits are acceptable at the discretion of the landlord and who are backed by guarantors.

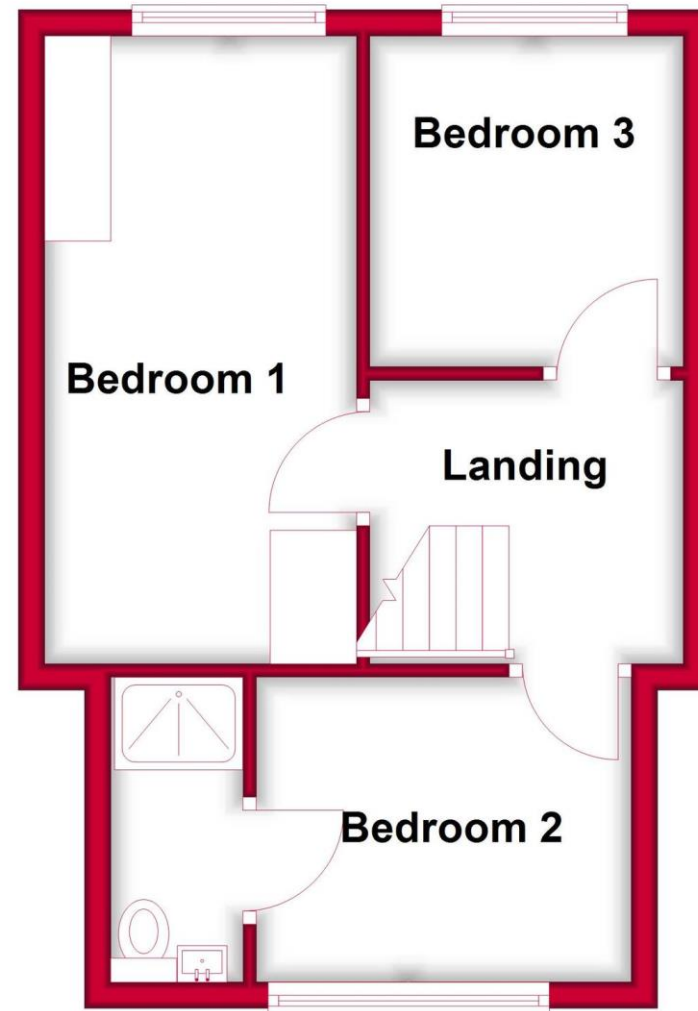
## DETAILS

A security deposit of up to 5 weeks of rent is required, rent is to be paid one month in advance and in some circumstances six months full rent is payable upfront. All properties are available for a minimum of six months. Pets only allowed by express permission of the landlord. It is tenants responsibility to insure their personal possessions. All utilities including water and Council Tax is the responsibility of the tenant in every case unless otherwise stated. All photographs, measurements & floorplans have been taken as a guide only & are not precise.

**Ground Floor**



**First Floor**





Contact us today to arrange a viewing...

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<https://www.belvoir.co.uk/liverpool-prescot-estate-agents/>

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