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Layton Way , Prescot L34

BELVOIR!

£1,300 PCM

Key Features

- > Detached Single Family
- > Min 12 Month Tenancy
 - > Desirable Location
 - > Attached Garage
 - > Holding Fee £300
- > Holding Fee Applied to Rent
 - > EPC rating C

Detached three bedroom single family home with attached garage located in the heart of the up an coming Prescot area.

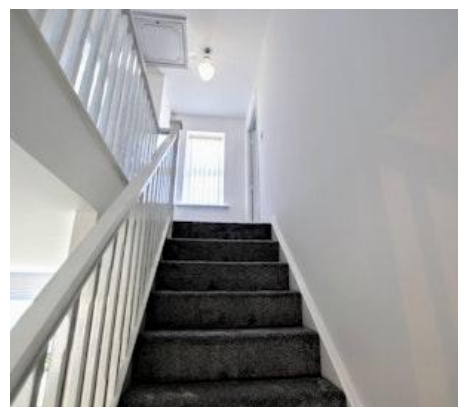
Ground Floor:

Entrance hall leading to wc, living room, kitchen/diner and rear back garden.

First Floor:

Landing leading to three bedrooms and family bathroom. Main bedroom features an en suite shower room.

Rear garden features grassed lawn.



Conveniently located across from Cables Retail Park and within walking distance to Prescot Town Centre, public transport link and Whiston Hospital.

Local area

Situated in the well-regarded Prescot area of Merseyside, this property enjoys a convenient location with a range of local amenities and transport links nearby. Residents benefit from a selection of schools, shopping facilities, and services within easy reach. The neighbourhood's appealing blend of community character and accessibility makes it a favourable choice for a wide variety of tenants.

ALL APPLICANTS MUST MEET THE MINIMUM HOUSEHOLD INCOME CRITERIA OF 30X THE MONTHLY RENT PER YEAR OR MORE AND HAVE THE ABILITY TO PASS THE RELEVANT CREDIT AND REFERENCING CHECKS



FRONT

Two storey detached brick home.

LIVING ROOM

2.8m x 4.7m (9'2" x 15'5")

Window to front and side aspect. Grey wood effect laminate flooring. Central heating radiator to wall. (fire surround not included)

KITCHEN/DINING

2.4m x 6.6m (7'11" x 21'8")

Windows and door to rear aspect. Fitted with a range of white gloss upper and lower cabinets and complement work surface. Integrated electric oven and gas hob. Tiled flooring. Radiators to wall.



WC

1m x 1.6m (3'4" x 5'2")

Pedestal sink and wc. Grey wood effect herringbone style vinyl flooring. Radiator to wall.

LANDING

1.9m x 3.8m (6'2" x 12'6")

Window to front aspect. Carpeted flooring. Radiator to wall.

MAIN BEDROOM

3.6m x 4.5m (11'10" x 14'10")

Windows to rear aspect. Grey laminate wood effect flooring. Radiator to wall. Access point to en suite.

EN SUITE SHOWER ROOM

2m x 2.1m (6'7" x 6'11")

Frosted window to rear aspect. Grey wood effect herringbone style vinyl flooring. Shower Cubicle, wc and pedestal sink.

BEDROOM TWO

2.7m x 3.5m (8'11" x 11'6")

Window to front aspect. Grey wood effect laminate flooring. Radiator to wall.

BEDROOM THREE

2m x 2.8m (6'7" x 9'2")

Window to front aspect. Grey wood effect laminate flooring. Radiator to wall.

FAMILY BATHROOM

2m x 2.1m (6'7" x 6'11")

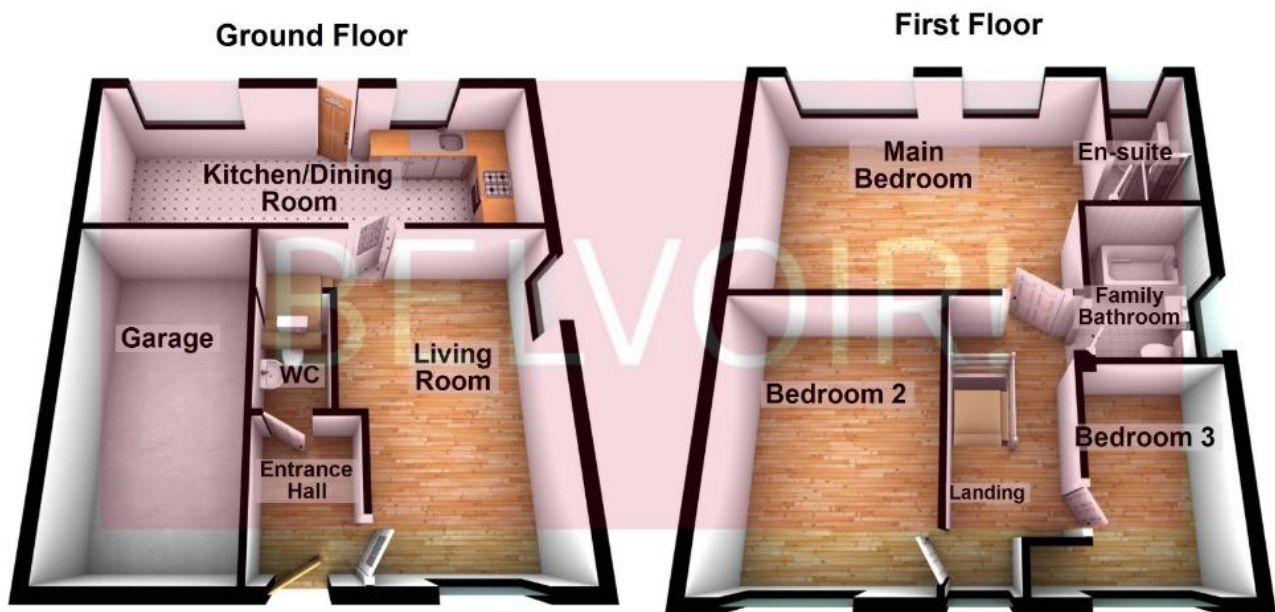
Window to side aspect. Grey wood effect herringbone style vinyl flooring. Bath tub, wc and pedestal sink. Radiator to wall.

REAR GARDEN

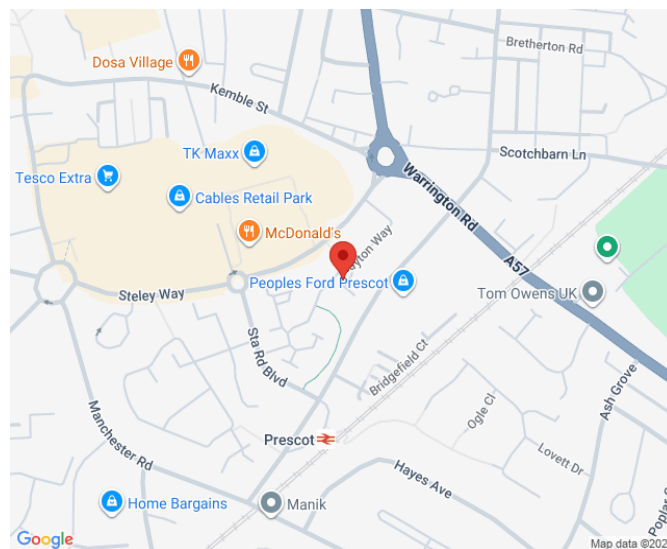
Grassed lawn.

DISCLAIMER

We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a final inspection and walk through prior to exchange of contracts. Fixtures & fittings other than those mentioned are to be agreed with the seller.



Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us. All measurements are approximate
Plan produced using PlanUp.



Contact us today to arrange a viewing...

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

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