



Firshaw Road, Meols

£1,300 PCM



LESLEY HOOKS
ESTATE AGENTS





This spacious, light and airy semi-detached home is a wonderful rental opportunity in the sought-after residential area of Meols. Ready to move straight into, the property benefits from uPVC double glazing and combi-fired gas central heating, creating a comfortable and welcoming home. The accommodation begins with a porch and hallway, leading to a convenient downstairs WC, a bright lounge, and a cosy sitting room featuring a fireplace and a door opening out to the rear garden. The open-plan kitchen and dining room is ideal for everyday living and entertaining, fitted with a four-ring electric hob and oven. Upstairs, there are three generous bedrooms, a family bathroom and a separate WC, offering plenty of space for families or professionals alike. Outside, the property enjoys a driveway with off-road parking to the front, while the rear garden provides outdoor space to relax. Ideally located, Meols promenade is just at the end of the road, and the property is within easy walking distance of local shops, well-regarded schools and Meols train station, making this an excellent choice for both convenience and coastal living. Council Tax Band C. EPC Rating D



Porch

3'7" (1.09m) x 3'3" (0.99m)

Hallway

13'9" (4.19m) x 9'0" (2.74m)

Downstairs WC

4'7" (1.4m) x 3'0" (0.91m)

Lounge

15'5" (4.7m) Into Bay x 11'11" (3.63m)

Sitting Room

13'11" (4.24m) x 11'11" (3.63m)

Kitchen Dining Room

20'10" (6.35m) x 9'0" (2.74m)

Bedroom One

15'10" (4.83m) Into Bay x 11'11" (3.63m)

Bedroom Two

13'11" (4.24m) x 11'11" (3.63m)

Bedroom Three

11'1" (3.38m) Into Bay x 8'11" (2.72m)

Bathroom

8'11" (2.72m) x 7'2" (2.18m)

Separate WC

5'3" (1.6m) x 2'10" (0.86m)



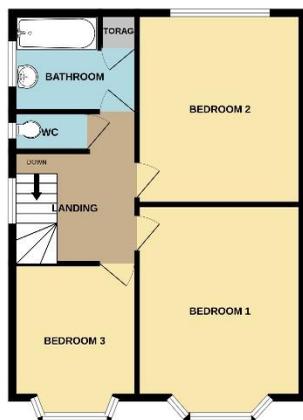




GROUND FLOOR
655 sq. ft. (60.8 sq.m.) approx.



1ST FLOOR
600 sq. ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA - 1255 sq. ft. (116.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the description contained herein, measurements of length, width, floor area and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or operation.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 Plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 67 | 81 |
| England & Wales | | EU Directive 2002/91/EC | |

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.