



31, Lemon Tree Walk, Toll Bar, WA10 3EF

£925 PCM

*David
Davies* *Collection*

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- EPC: D
- Council Tax Band: B
- Tenure: Leasehold
- Holding Deposit Fee: £209.92
- Two Bedroomed Semi Detached
- Modernised Throughout
- Large Rear Garden
- Off Road Parking
- Kitchen Diner
- Available Immediately

David Davies Sales & Lettings is delighted to welcome to the rental market this stunning two bedroomed semi detached property on the quiet cul-de-sac of Lemon Tree walk, situated just off Stafford Road. The property is available immediately.

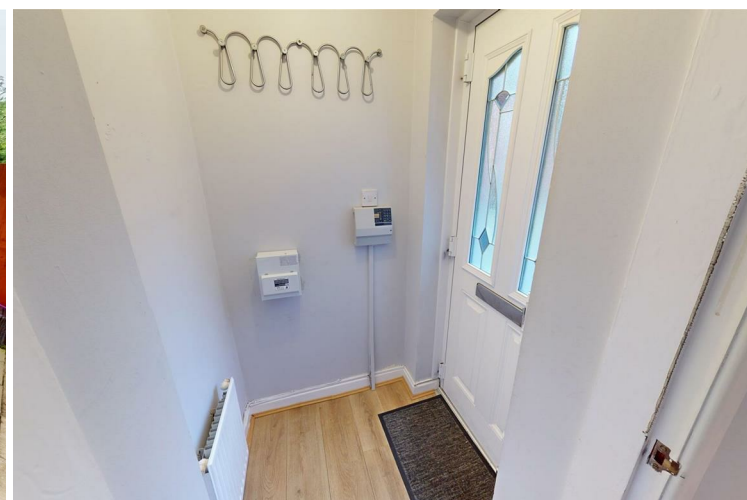
The ground floor briefly comprises: An entrance porch leading into the lounge with feature fire place and the blinds which have been measured to fit will be left in the property. The living room leads through to the modern kitchen with space for a dining table looking onto the large rear garden.

To the first floor is a spacious landing which leads to two good sized bedrooms with wooden flooring. The modern family bathroom, with shower over bath completes the first floor

One of the highlights of the property is the large rear garden perfect for entertaining and hosting friends in those summer months. To the front there is turf laid to lawn with driveway, offering off road parking.

Since the last EPC, the property has been upgrade offering new UPVC double glazing and a new energy efficient boiler. This lovely home is very well located for the local Thatto Heath train station, which gives a direct line through to Liverpool's Lime Street station.

EPC:D





Floorplan To Follow





Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Patrick Davies

