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Huyton Lane, Huyton L36

£1,500 PCM

BELVOIR!



Key Features

- > THREE BEDROOMS
- > SPACIOUS LIVING
- > HOLDING FEE £346
- > HOLDING FEE APPLIED TO RENT
- > MIN 12 MONTH TENANCY
- > OFF ROAD PARKING
- > EPC rating C



Spacious Three-Bedroom Semi with Off-Street Parking and Versatile Living Areas

A well-presented three-bedroom semi-detached home that offers generous proportions, thoughtful layout, and a blend of classic charm with modern convenience.

Ground Floor

Step into a welcoming hallway that leads you to the main living areas of the home. At the front, a bright and airy lounge is framed by a traditional bay window. Toward the rear, the home opens up into a flowing living and dining space, seamlessly connected to a sunlit conservatory—ideal for year-round enjoyment.

The kitchen is both practical and stylish, featuring walnut-effect cabinetry, speckled countertops, upgraded appliances and a handy breakfast bar for casual dining. Direct access to the rear garden is available from both the kitchen and conservatory, enhancing the indoor-outdoor feel.





First Floor

Upstairs, a spacious landing leads to three well-proportioned bedrooms, each with built-in wardrobes for streamlined storage. The principal bedroom enjoys a second bay window, adding character and natural light. The family bathroom is fitted with a modern three-piece suite, including a P-shaped bath with overhead shower.

Outdoor Space

The rear garden is designed for low-maintenance living, with a mix of stone paving, raised flower beds, and a decked seating area—perfect for summer evenings. Double gates to the side provide additional access and flexibility.

ALL APPLICANTS MUST MEET THE MINIMUM HOUSEHOLD INCOME CRITERIA OF 30x THE MONTHLY RENTAL AMOUNT PER YEAR OR MORE AND HAVE THE ABILITY TO PASS THE RELEVANT CREDIT, BANKING AND REFERENCE CHECKS.

FRONT

Two Storey Semi Detached

LOUNGE

Bay window to front aspect. Wood effect flooring. Feature fireplace.

LIVING/DINING

Window to side aspect. Recessed lighting. Wood effect flooring. Feature fireplace. Access point to kitchen and conservatory.

CONSERVATORY

Glass conservatory. Wood effect flooring. Access to rear garden

KITCHEN

Windows to side aspect. Walnut wood effect upper and lower cabinets. Speckled work surfaces. Breakfast bar. Large oven and hob, undermount wine fridge, american style fridge freezer and integrated microwave. Tiled flooring. Recessed lighting.







MAIN BEDROOM

Bay window to front aspect. Carpeted flooring. Built in wardrobe.

BEDROOM TWO

Window to rear aspect. Carpeted flooring. Built in wardrobe.

BEDROOM THREE

Window to rear aspect. Carpeted flooring. Built in wardrobe.

FAMILY BATHROOM

Window to side aspect. Tiled walls and floors. P-Shaped bathtub with overhead shower and glass screen. Vanity style sink and wc.

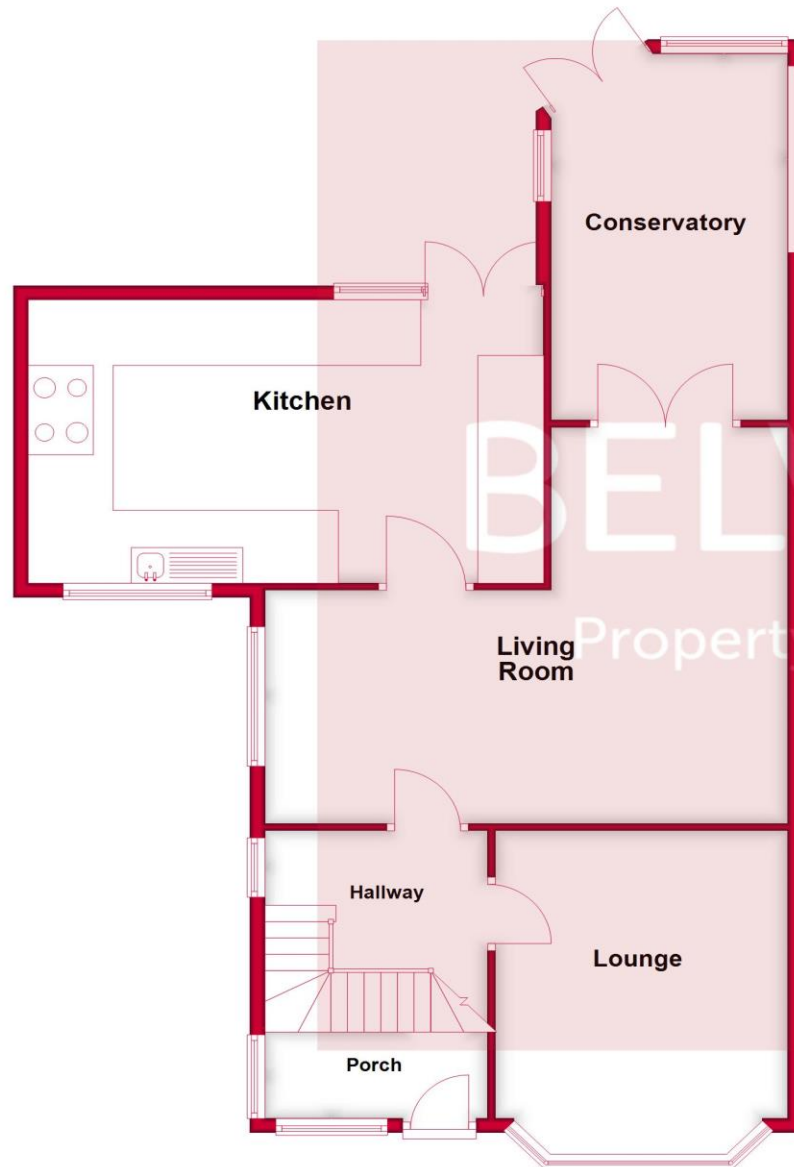
REAR GARDEN

Paved patio. Bordered flower beds. Decking area. Wooden fencing. Gates to side aspect.

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. 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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