



13 Royton Road, Liverpool, Merseyside L22 4RB

£1,350 PCM

Nestled on the charming Royton Road in the vibrant area of Waterloo, TO LET FULLY FURNISHED, this delightful terraced house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Available in August.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. Leading to the modern kitchen and and sun catching rear yard. This contemporary space is perfect for family gatherings or casual dining, allowing for seamless interaction while cooking and entertaining.

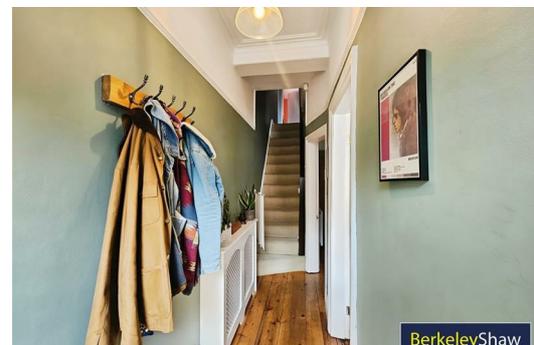
The first floor boasts a master bedroom with bay window, a double bedroom, an office or third bedroom and a family bathroom.

For those with vehicles, the property offers on street parking. The surrounding area is well-connected, offering easy access to local amenities, schools, and transport links, making it an ideal location for both work and leisure.

Deposit: £1557.69

Council Tax: B

Minimum Term 12 months



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and are not intended to be taken for any other purpose than for general information. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency capabilities.
 Made with Metrepro 12025.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

