

Albany Road, Prescot, Merseyside,
L34

£750 per month Unfurnished

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Prescot T: 0151 426 7336



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Council Tax Band: A
EPC Rating: C

AVAILABLE NOW

Reeds Rains are delighted to offer for let this mid terraced property which has been renovated throughout to a high standard. This property is ideally located for shops, schools, public transport routes and motorway links. The accommodation has many benefits including modern kitchen and bathroom, two spacious bedrooms and outside space. EPC Grade C. Council Tax band A.
CALL THE TEAM AT PRESCOT TODAY TO ARRANGE A VIEWING!!

GROUND FLOOR

Living Room

3.80 x 3.50
Door and window to front aspect. Radiator. Wood effect laminate flooring. Spot lights. Built in storage cupboard. Open plan to kitchen.

Kitchen

3.80 x 3.20
Window to rear aspect. Radiator. Wood effect laminate flooring. Tiled walls. A range of grey wall and base units with integrated electric oven/hob.

Utility Room

UPVC door to side aspect giving access to the rear yard. Skylight. Radiator. Wood effect laminate flooring.

Bathroom

2.50 x 1.90
Skylight. Stainless steel towel rail. Tiled walls and flooring. Modern white three piece suite comprising panel bath with electric shower over, low level WC and hand wash basin with built in storage.

FIRST FLOOR

Bedroom 1

3.80 x 3.50
Window to front aspect. Radiator. Carpeted flooring.

Bedroom 2

3.20 x 2.90
Window to rear aspect. Radiator. Carpeted flooring. Built in storage cupboard with boiler.

EXTERNAL

Front Garden

Paved area.

Rear yard

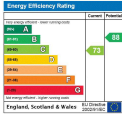
Paved area with brick outbuilding.

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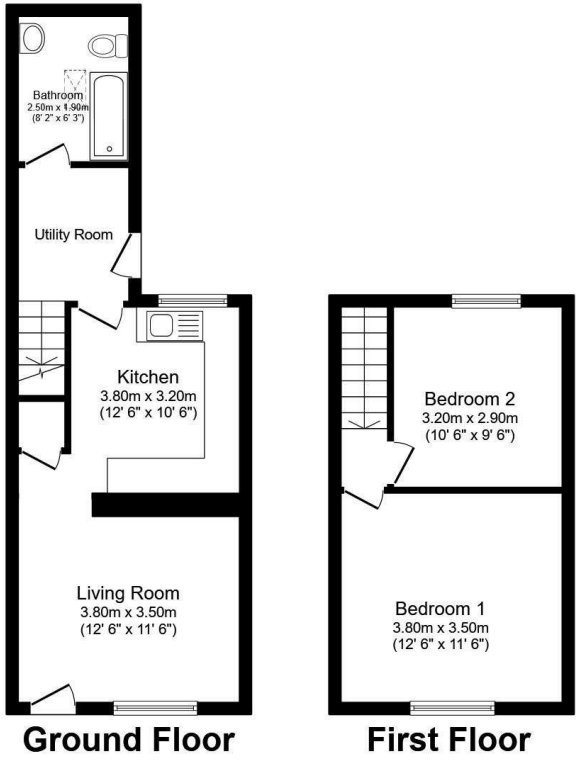
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 61.2 sq.m. (659 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.localagent.com

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