

Montgomery Road, Huyton,
Liverpool, L36

£775 per month Unfurnished

 **Reeds Rains**

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

Montgomery Road, Huyton, Liverpool, L36
£775 per month Unfurnished

Council Tax Band: A
EPC Rating: D

Reeds Rains are delighted to offer for let this three bedroom mid terraced property. This property is ideally located for shops, schools, public transport routes and motorway links. The ground floor offers an entrance hall, living room and kitchen. Upstairs there are three bedrooms and a family bathroom. Externally there are gardens to the front and rear along with driveway.
EPC Grade D. Council Tax Band A.
CALL THE TEAM AT PRESCOT NOW TO ARRANGE A VIEWING!!

GROUND FLOOR

Entrance Hall

Door to front aspect. Laminate flooring.
Radiator.

Living Room

6.00 x 3.10
Windows to front and rear aspect. Wood effect laminate flooring. Radiator.

Kitchen

5.30 x 2.70
Window and door to rear aspect. Door giving access to front garden. Wood effect laminate flooring. Tiled walls. A range of wall and base units with oven/hob and extractor hood.

FIRST FLOOR

Landing

Carpeted flooring through from stairs. Built in storage cupboard.

Bedroom 1

3.70 x 3.10
Window to front aspect. Carpeted flooring.
Radiator. Built in storage cupboard with boiler.

Bedroom 2

3.10 x 2.30
Window to rear aspect. Carpeted flooring.
Radiator.

Bedroom 3

3.70 x 1.80
Window to front aspect. Carpeted flooring.
Radiator.

Bathroom

2.70 x 1.70
Window to rear aspect. Stainless steel towel rail. Tiled walls and flooring. Three piece suite comprising panel bath with shower over, low level WC and hand wash basin.

EXTERNAL

Front Garden

Paved driveway.

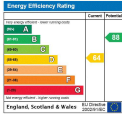
Rear Garden

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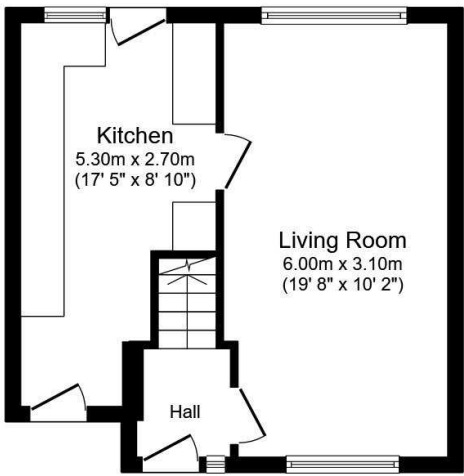
All Measurements
All Measurements are Approximate.

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

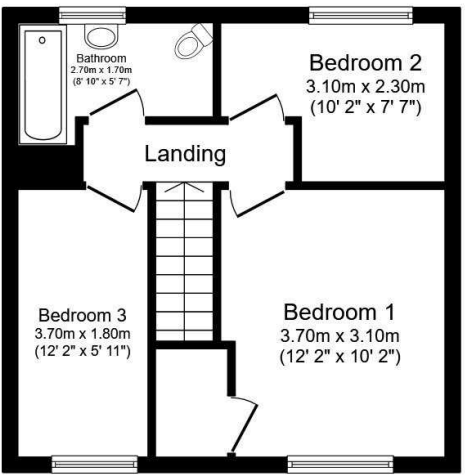
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 69.6 sq.m. (749 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.focalagent.com

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