



## 128 Vale Road, Liverpool, L25 7SG

£1,600 PCM

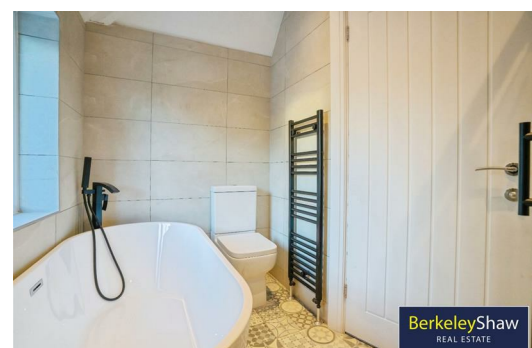
Presenting an immaculate three-bedroom semi-detached house to let, situated on Vale Road, Woolton—perfectly positioned in a sought-after urban location with excellent public transport links, reputable nearby schools, and welcoming surrounding parks.

This property is thoughtfully designed with families in mind. The interior boasts an open-plan kitchen which perfectly blends cooking, dining, and convivial living. Featuring a spacious kitchen island, generous dining space, and ample natural light, this modern kitchen is ideal for hosting family meals and entertaining guests. The separate reception room is enhanced by large windows, creating a bright and airy atmosphere ideal for relaxation. For added convenience, a downstairs WC is provided.

Accommodation includes a master bedroom, a well-proportioned double bedroom, and a comfortable single bedroom—providing flexibility for families of all sizes. The property further benefits from two contemporary bathrooms: The family bathroom is equipped with a luxurious free-standing bath and an invigorating rain shower, offering a spa-like retreat.

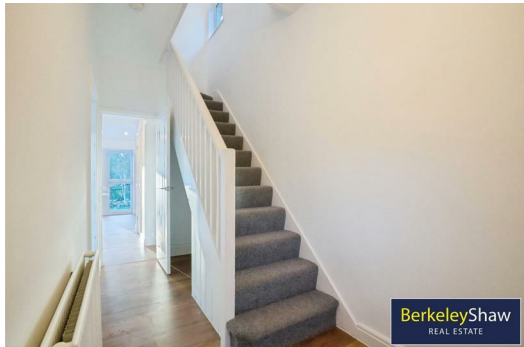
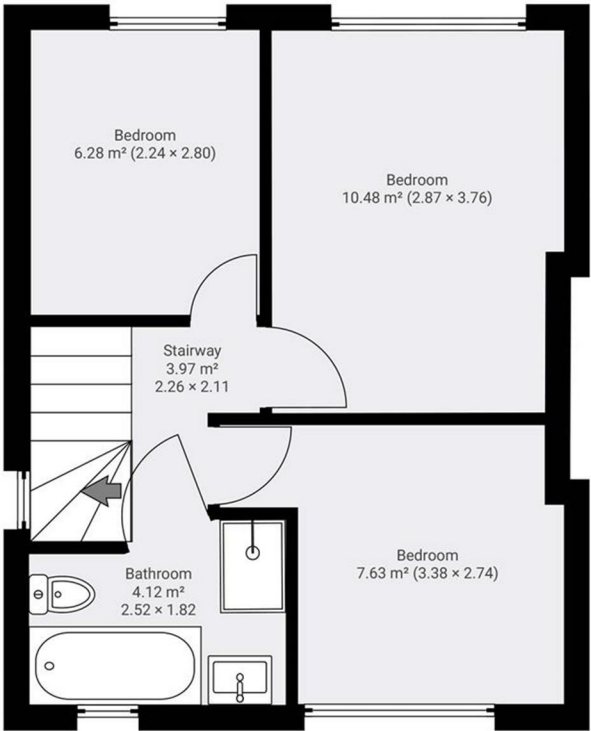
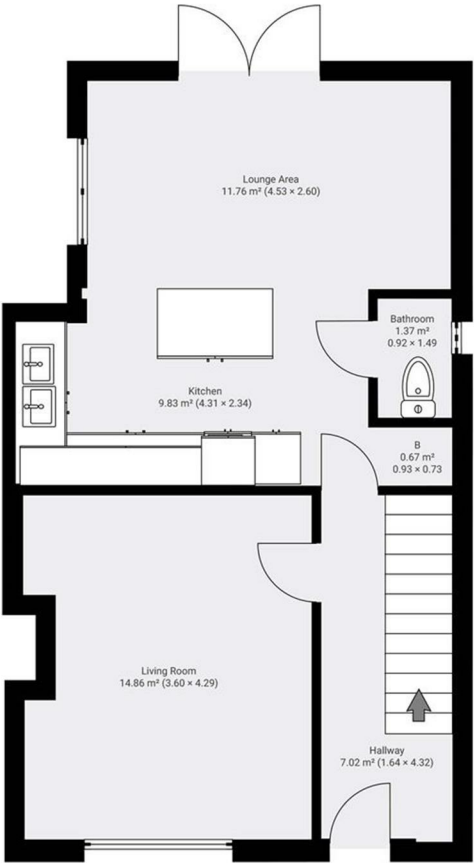
Step outside to enjoy a private garden, ideal for outdoor activities, family gatherings, or simply unwinding after a busy day. Energy performance is rated D, and the property falls under Council Tax Band B.

This home combines contemporary features, a coveted location, and excellent proximity to amenities, making it a superb choice for families seeking both comfort and convenience. Early viewing is highly recommended



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>88</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>65</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



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