



9 Victoria Road, Liverpool, L23 7XY

£1,000 PCM

This immaculate unfurnished two-bedroom end of terrace house is available **to let** in Crosby, Liverpool. The property offers an open-plan layout, providing a well-connected space between the reception area and kitchen. The reception room features large windows, enhancing natural light throughout the ground floor. The open-plan kitchen benefits from good natural light and direct access to the garden, offering a practical arrangement for day-to-day living and entertaining.

Upstairs, the master bedroom includes a walk-in closet, providing useful built-in storage. A further single bedroom offers additional sleeping or study space. The bathroom is fitted with a free-standing bath. The property has one reception room, one kitchen and one bathroom. It falls within Council Tax Band B and has an EPC rating of F.

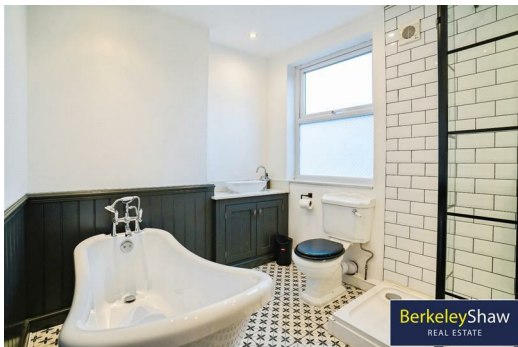
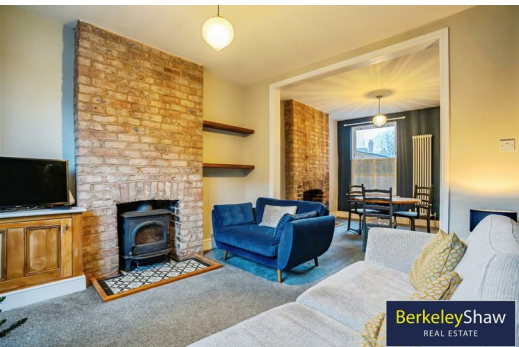
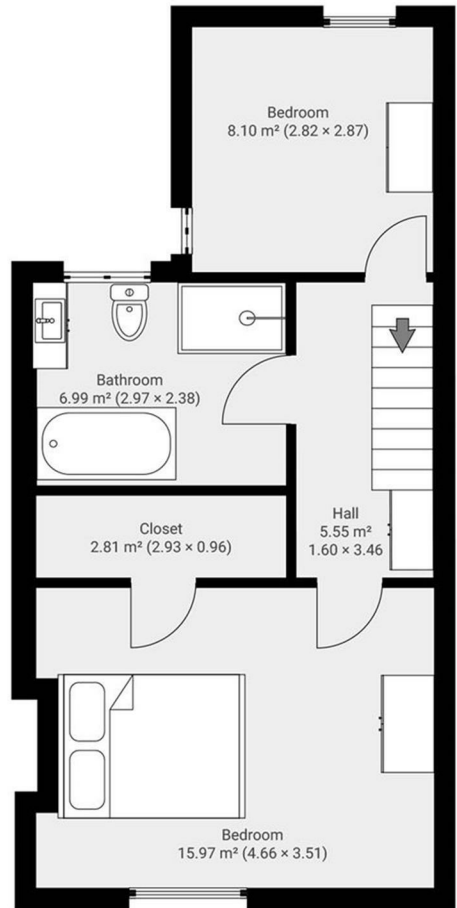
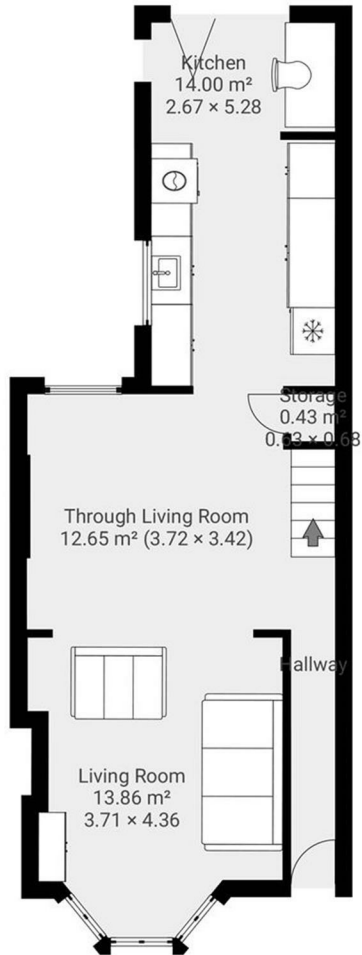
Situated in Crosby, the house is well placed for local amenities, including shops, cafés and services in and around Crosby Village and along the local high street. The area is known for its nearby schools, making it suitable for families seeking access to education options.

Public transport links are a key benefit. Blundellsands & Crosby and Hall Road railway stations provide services into Liverpool city centre, with journeys typically around 20–25 minutes, and onward connections across the Merseyrail network. Local bus routes further connect Crosby with surrounding districts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

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	



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