



## 66 Wingate Road, Liverpool, L33 6UQ

£925 PCM

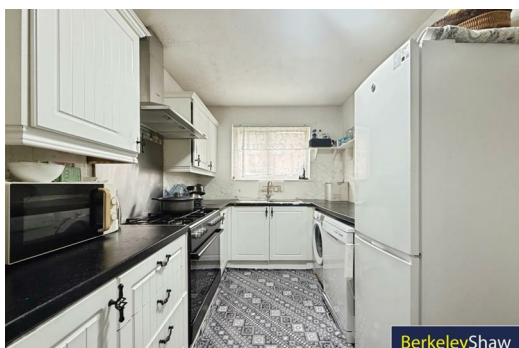
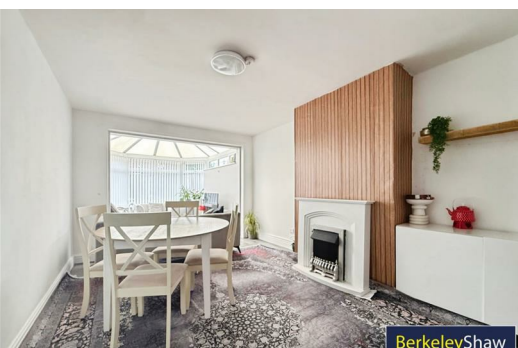
To let – a well-presented two-bedroom end-of-terrace house in Kirkby, Liverpool, offering a practical layout and good-sized rooms throughout.

On the ground floor, the property features a modern kitchen with fitted white units, ample worktop space and room for appliances, leading through to a dining/reception area. An open-plan conservatory lounge extends the living space, providing a bright seating area with views over the rear garden – ideal as a main living room. There is a second reception room to the front, giving flexibility as a separate lounge, dining room or home office.

Upstairs are two double bedrooms and a family bathroom with a white three-piece suite and shower over the bath. Décor is neutral, with a combination of laminate and carpeted floors, making the property straightforward to furnish. The house benefits from both a lawned rear garden and a paved patio area, offering usable outdoor space.

Located in a residential area of Kirkby, the house is within easy reach of local shops and amenities in Kirkby town centre, including supermarkets and everyday services. Nearby schooling options include a range of primary and secondary schools within a short drive.

Transport links are convenient, with Kirkby station around 5 minutes' drive away, providing regular Merseyrail services to Liverpool Central in approximately 20 minutes, as well as connections towards Wigan and



- Lounge
- Kitchen
- Bathroom
- Bedroom 1
- Bedroom 2
- Front Garden
- Back Garden
- Conservatory

| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) <b>A</b>                          |                         | <b>87</b>                                                                         |
| (81-91) <b>B</b>                            |                         |                                                                                   |
| (69-80) <b>C</b>                            |                         |                                                                                   |
| (55-68) <b>D</b>                            |                         |                                                                                   |
| (39-54) <b>E</b>                            |                         |                                                                                   |
| (21-38) <b>F</b>                            |                         | <b>74</b>                                                                         |
| (1-20) <b>G</b>                             |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

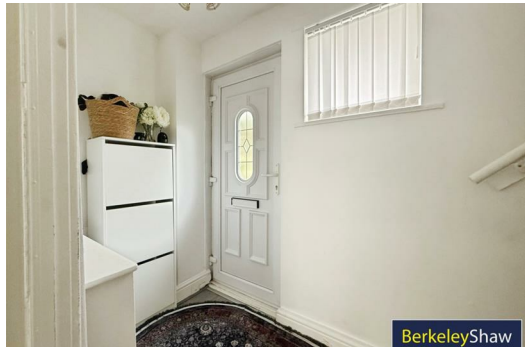
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                                                                                   |
|-----------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|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

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of plans, sections, levels and any other detail are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The actual layout and dimensions should be taken from the title deeds and no guarantee as to their accuracy or efficiency can be given. Plans with Metreps (1:500).



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