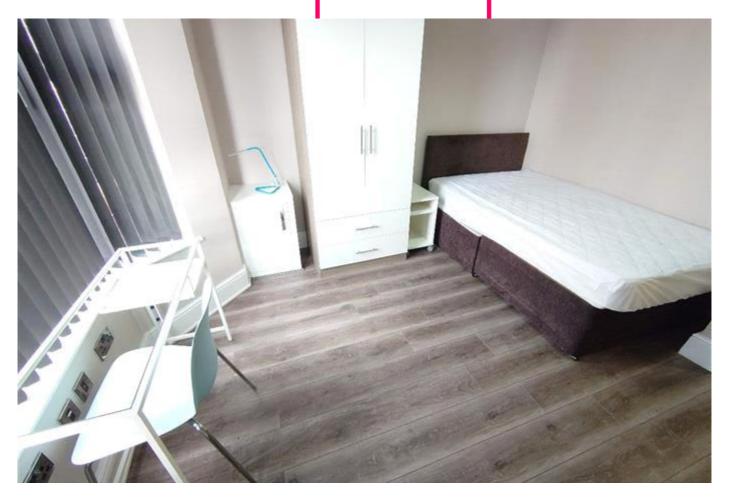
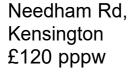


Residential Sales & Lettings









£120PPPW Available 01/07/2025

Large 6 bed, 2 bath on Needham Rd - Virgin, bills and Broadband,

- -Underfloor heating on ground floor
- -Huge social space
- -2 Full bathrooms and downstairs loo
- -An incredible £4200 ANNUAL ENERGY ALLOWANCE we challenge you to find better!



- · Bills Included
- · Broadband Included
- Close to Amenities
- · Close to City Centre
- Dishwasher
- Double Cooker
- · Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Flat Screen TVFurnished
- Integrated Appliances
- New Refurbishment
- Smart TV

## **Energy Efficiency Rating** Potential Current Very energy efficient - lower running costs (92-100) B (81 - 91)(69-80)(55-68)(39-54)(21 - 38)(1-20)Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Strictly by appointment with MTR Sales & Lettings - Head Office Viewing

Telephone 0151 222 1633

Reference RL0089

Council Tax Band: A (Liverpool City Council (LCC))

**Additional Information** Deposit: £1,200

Holding Deposit: £630

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.