



Residential Sales & Lettings



Marmaduke Street,  
Liverpool  
£155 pppw

£155PPPW  
Available 01/07/2027

Truly SPECTACULAR 6-bed  
property on Marmaduke Street,  
just across the road from  
Kensington Fields.

-Huge bedrooms and massive  
social space on the ground  
floor.  
-4 Bathrooms  
-Decent back yard  
- An incredible £5700 ANNUAL  
ENERGY ALLOWANCE !

- Bills Included
- Close to City Centre
- Large Yard
- Broadband Included
- Close to Amenities
- Friendly Landlord
- Furnished
- High Ceilings
- Sash Windows
- Half rent July if not moving in

## Energy Efficiency Rating

|                                                                       | Current                    | Potential                                                                             |
|-----------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br><b>(92+) A</b>  |                            |                                                                                       |
| <b>(81-91) B</b>                                                      |                            | <b>81</b>                                                                             |
| <b>(69-80) C</b>                                                      | <b>71</b>                  |                                                                                       |
| <b>(55-68) D</b>                                                      |                            |                                                                                       |
| <b>(39-54) E</b>                                                      |                            |                                                                                       |
| <b>(21-38) F</b>                                                      |                            |                                                                                       |
| <b>(1-20) G</b><br><i>Not energy efficient - higher running costs</i> |                            |                                                                                       |
| <b>England &amp; Wales</b>                                            | EU Directive<br>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.

|                        |                                                                                                  |
|------------------------|--------------------------------------------------------------------------------------------------|
| Viewing                | Strictly by appointment with MTR Sales & Lettings - Head Office                                  |
| Reference              | Telephone 0151 222 1633<br>RL0587                                                                |
| Additional Information | Council Tax Band: A (Liverpool City Council (LCC))<br>Deposit: £1,800<br>Holding Deposit: £1,120 |

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.