



## 5 Boundary Road

, Litherland, L21 7LA

£1,100

We are delighted to present this charming three-bedroom semi-detached house located on Boundary Road in Litherland, now available for rent. Spanning an impressive 1,066 square feet, this property offers a perfect blend of comfort and convenience, making it an ideal home for families or professionals alike.

Upon entering, you are greeted by a welcoming hall that leads into a spacious lounge, perfect for both relaxation and entertaining. The well-appointed, newly refurbished dining kitchen provides ample space for culinary pursuits, with french doors leading to a Conservatory.

The first floor boasts three generously sized bedrooms, the family bathroom features a modern three-piece suite, complete with an over-the-bath shower, ensuring that all your needs are met.

This property has recently undergone refurbishment, with new flooring and carpets throughout, enhancing its appeal and ensuring a fresh, contemporary feel. Outside, you will find a spacious garden, ideal for outdoor activities or simply enjoying the fresh air.

Situated close to local amenities, including shops, supermarkets, and schools, this home benefits from excellent transport links to the City Centre and easy access to the motorways, making it a convenient choice for commuters. Benefitting from off road parking.

Available from 30th January, 2025. Rent £1100 pcm excluding bills, Council Tax Band C. Viewing required.

- Three Bedroom
- Semi-Detached House
- Unfurnished
- Off Road Parking
- Council Tax Band C
- Lawned Rear Garden
- Viewing Required

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



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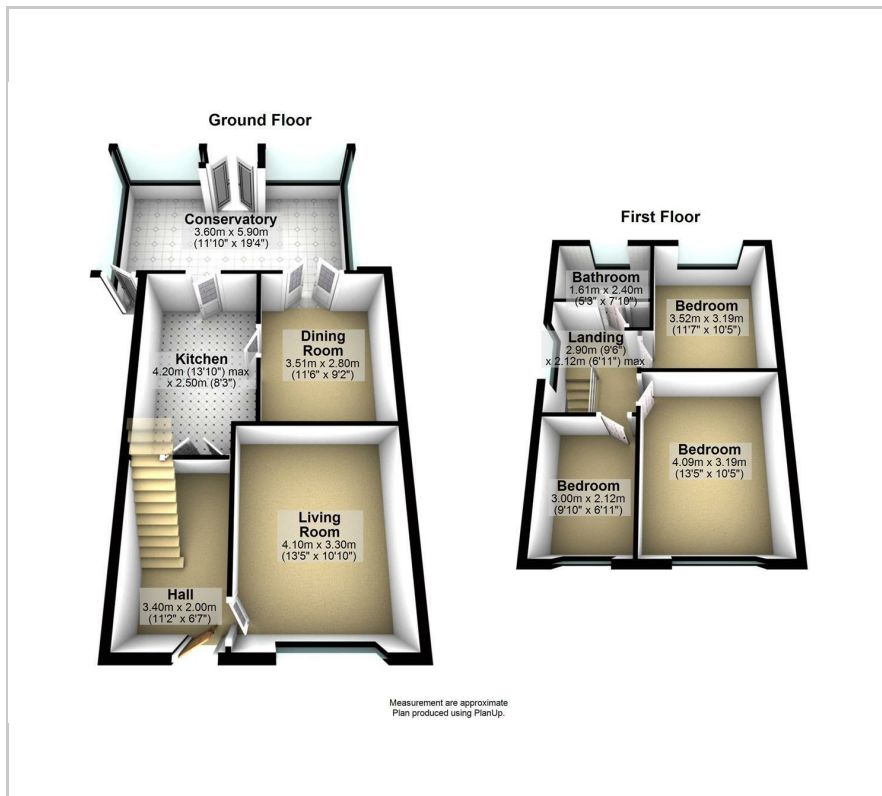


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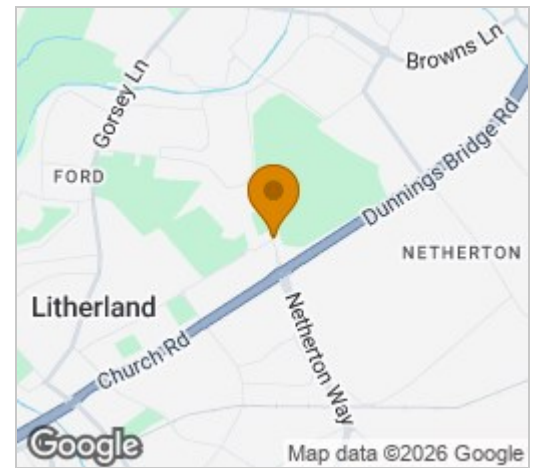


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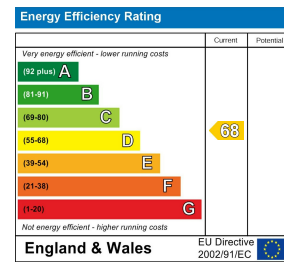
## Floor Plan



## Area Map



## Energy Efficiency Graph



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