



## 26 Webster Drive

, Liverpool, L32 8SL

**£875 PCM**



Sapphire Homes are pleased to offer For Rent this spacious two bedroom end terrace property situated in the Southdene area, within walking distance of Kirkby Town Centre and also conveniently located for schools, amenities and transport links including the M58 and motorway links. In brief the accommodation comprises; Entrance / Hallway, generous lounge, modern fitted kitchen and to the rear elevation is a large conservatory which has access from kitchen and living area and provides access to the rear garden. To the first floor the landing provides access to two double bedrooms and there is a modern family bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating with a newly installed boiler and there is a modern tasteful decor which has been newly refreshed and includes new flooring and the property boasts double glazing throughout. Externally to the front elevation there is off road parking and a small lawn / garden area and to the rear the property enjoys a generous garden area which is mainly laid to lawn with fenced boundaries. Early internal viewing is a must to appreciate in full. No Smoking.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Conservatory

## FIRST FLOOR

Landing

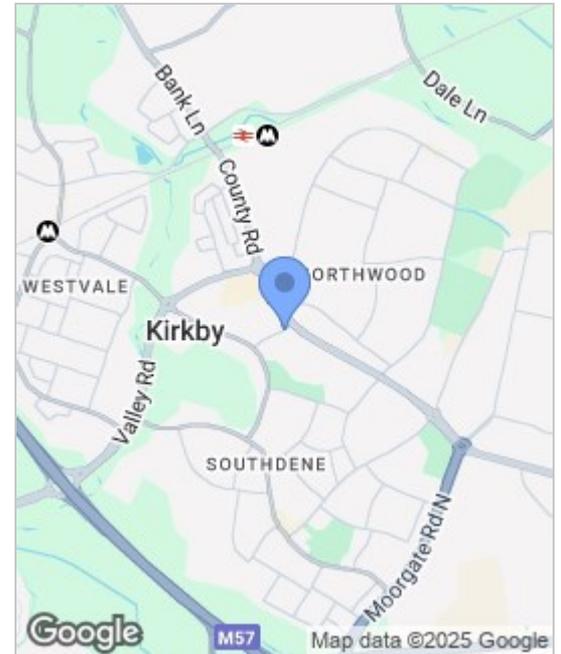
Master Bedroom

Bedroom 2

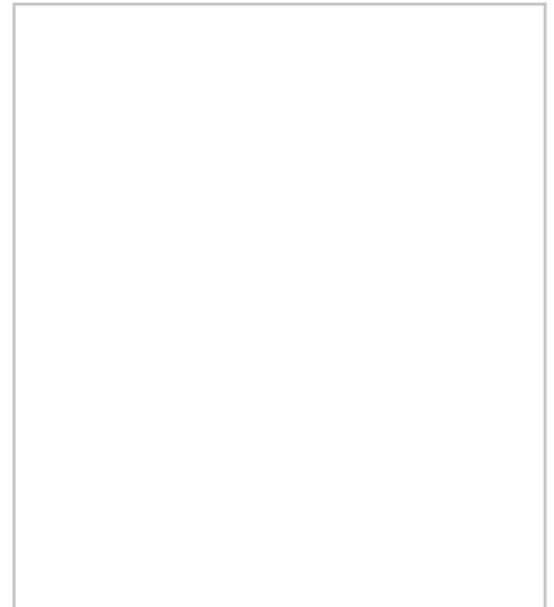
Bathroom

## EXTERNAL

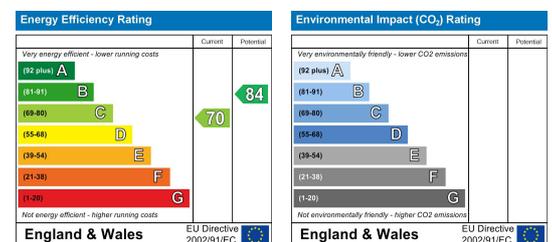
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.

