

# Spekeland Road

, Wavertree, L7 6LY

**Rental £100 Weekly**  
6 bedroom House Share available Now

Cheadle Place, Stockport Rd, Cheadle Point, SK8 2JX  
[liverpool@loc8me.co.uk](mailto:liverpool@loc8me.co.uk)

**0151 203 8439**

**Opening Times**  
Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

\* Furnished

### Situation

Six Bedroom Student Flat on Spekeland Road Experience the epitome of student living on Spekeland Road! This spacious six-bedroom student flat, managed by loc8me, is designed for house sharing or small groups willing to share. With modern decor, a convenient ground floor location, all-inclusive bills, and a range of amenities, this flat offers a comfortable and hassle-free lifestyle. Property Highlights: Modern Decor Throughout (Recently Decorated): Step into a modern and freshly decorated living space, where you can feel right at home. Ground Floor Student Flat: The ground floor location ensures easy access and convenience for all residents. Open Plan Living/Kitchen: The open-plan layout encompasses a welcoming living area with a TV and a fully equipped kitchen, making it an ideal space for socializing and preparing meals. Double Bedrooms: The flat features double bedrooms, ensuring that everyone has ample sleeping space. Two Separate Toilets: The inclusion of two separate toilets adds a layer of convenience to daily routines. Two Showers: This property offers two showers, simplifying morning routines and ensuring no one is left waiting. Short Walk to Edge Hill Train Station, simplifying your daily commute. Close to Asda: For your shopping convenience, Asda is close by, ensuring you have easy access to groceries and essentials. Please Note: TVs in the Photos Are No Longer There: The property may have been updated, but rest assured, you'll still have access to a TV in the common area. Property Ref: inst-12692

All measurements are approximate.

### Further Information

The deposit required is £150

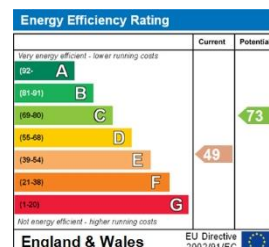
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

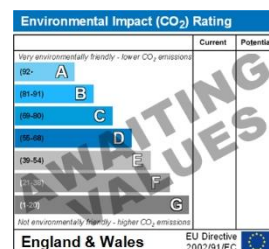
The landlord is willing to rent the property for a minimum of 52 Weeks and a maximum of 52 Weeks

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.  
Creation Date: 25/08/2024

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2024. Orange Living Limited Registered in England No. 06537787