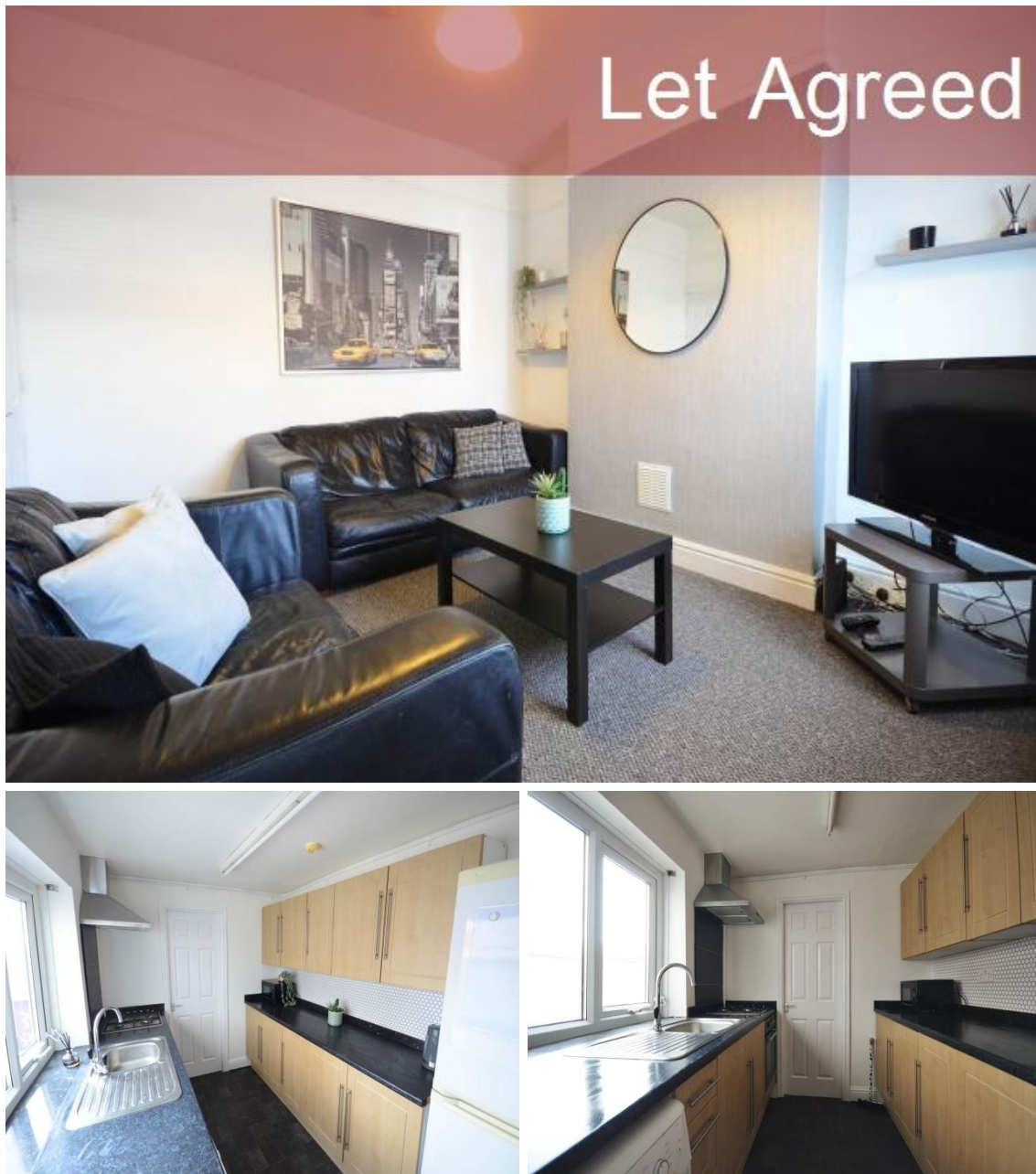


# Topproperty Services

<http://www.topproperty-lettings.com>



## Stevenson Street

, Wavertree, Liverpool, Merseyside, L15 4HA

# Rental £2,166.68 pcm

4 bedroom House Share available 10 July 2026

337 Smithdown Road, Wavertree, Liverpool, L15 3JJ  
[info@topproperty-services.com](mailto:info@topproperty-services.com)

## 0151 733 2200

### Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00  
Wed 09.00 - 17.00; Thurs 09.00 - 17.00  
Fri 09.00 - 17.00; Sat Closed; Sun Closed

# Topproperty Services

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- \* Furnished
- \* Double Glazed
- \* Suitable for sharers

- \* 4 double bedrooms
- \* Modern Open-plan Living Space
- \* Fantastic location!

- \* Central Heating
- \* Suitable for Students
- \* Bathrooms: 2

## Situation

Smart 4 bed student house available from July 2026. Note that this property is including bills. Deposit £350 per person with Guarantor This student property boasts four bedrooms, a clean and fresh lounge with open plan kitchen. It also has two bathrooms! The property is in a great location in the highly popular Wavertree area. Modern kitchen The house has a well equipped kitchen with a free standing fridge/freezer and integrated oven and hob as well as a washing machine. large lounge area This property benefits from a large lounge area and comes equipped with two sofas and a flat screen TV. Spacious bedrooms There are four bedrooms with all modern furniture necessary for sleeping, relaxation and study. Great location Situated in a student-friendly neighbourhood near great amenities, this home is sure to go fast! The property is just down Gainsborough Road for ASDA and Smithdown and close to bus routes between the city centre and home.

## Accommodation

All measurements are approximate.

## Further Information

The deposit required is £1,200

The landlord has requested to include The tenancy will start 1st July 2024 to 30th June 2025. Rent is due from 1st July 2024 at £455 per person per month in advance

The bills included in the rent are Electricity, Gas 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 11 Months and a maximum of 12 Months

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Property Ref: inst-2198

The environmental impact rating is a  
Creation Date: 07/06/2026

## 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 © Topproperty Residential and Student Lettings, 2026. Topproperty Residential and Student Lettings Registered in England No. 5820819