



Gilroy Road

, Kensington, Liverpool, Merseyside, L6 6BG

Rental £850 pcm

2 bedroom House available 01 September 2025

337 Smithdown Road, Wavertree, Liverpool, L15 3JJ

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

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

- * Unfurnished
- * Modern Bathroom

- * 2 double bedrooms
- * Newly fitted kitchen

- * Double Glazed
- * Reference

Situation

TO LET - Brilliant two bed house located in Kensington, Liverpool. The house is located on Gilroy Road just off Boaler Street and near Molyneux Road. It's a short walk to the shops on Boaler Street and Molyneux Road and also the extensive array of shops on Kensington. Its just a 5 minute walk to Newsham Park and located near the Academy of St Francis of Assisi. It provides great access for working at the Royal Liverpool University Hospital. The house has two good sized reception rooms and a high quality kitchen with integrated oven and hob and high gloss units, a brilliant part tiled bathroom with bath and shower above, and two large bedrooms. Please contact us to arrange a viewing!

Accommodation

All measurements are approximate.

Further Information

The deposit required is £800

The landlord has requested to include For police and fire brigade call 999. If you smell gas, call Transco on 0800 111 999. An emergency issue is one that occurs outside the core hours of 10am to 5pm, Monday to Friday AND affects life or serious damage to property. Your landlord has provided the following contacts: For all out of hours emergency issues contact the contractor on our keyholder and out of hours number 0151 556 7305. This will record a voicemail which will be sent to our out of hours contractor/support person. Please also ensure you log a maintenance issue at the link below. For all issues, please go to www.topproperty-services.com, click on Tenant Area and Report A Repair to raise a maintenance issue (including out of hours emergency issues raised direct on the number above).

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 12 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 (CO2) emissions.



Property Ref: inst-2114

Creation Date: 18/08/2025

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, 2025. Topproperty Residential and Student Lettings Registered in England No. 5820819