

# Topproperty Services

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



## Mirfield Street (Bills Exclusive)

, Kensington, Liverpool, Merseyside, L6 6BD

# Rental £1,083.34 pcm

2 bedroom House Share available Now

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

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- \* Furnished
- \* Suitable for sharers
- \* Excluding bills

- \* 2 double bedrooms
- \* Suitable for Students

- \* Central Heating
- \* Double Glazed

## Situation

Stunning 2 bed student and sharer house available The property has been fully refurbished inside and out with a new kitchen, new bathroom, redecoration throughout, new flooring and new furnishings throughout. Note that this property EXCLUDES utility bills. Large lounge This property has a large lounge with smart TV and two/three seater sofa. Super modern kitchen The property has a large kitchen with oven and gas hob, freestanding washer dryer machine and fridge. Modern bedrooms There are two good sized modern bedrooms with all furniture necessary for sleep, relaxation and study. Stunning bathroom with bath shower The bathroom is fully refurbished - modern and well appointed, with a bath and shower, WC and vanity unit sink. Amazing location The house is in a great position on Mirfield Street, Kensington within the L6 postcode giving you good access to the university and the city. Contract Terms Contracts start from 7th July 2025 and will continue until 30th June 2026.

All measurements are approximate.

## Further Information

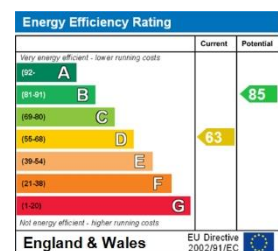
The deposit required is £500

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

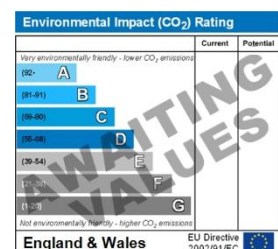
The landlord is willing to rent the property for a minimum of 10 Months and a maximum of 11 Months

## 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.



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.

## Accommodation

Property Ref: inst-1931

Creation Date: 02/08/2025

## 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