

Hawarden Avenue, L17

8 bedrooms

yourplace
The Student Letting Agency



Price Advertised is for Standard Package (Unlimited Water, Wi-fi, TV, TV License & Allowance Towards Gas & Electric). Uncapped Option Available - Contact us for more information!

Large 8 bedroom student property with 3 bathrooms

0.4 Miles to Asda and Aldi Supermarkets
0.7 Miles to Picton Lifestyles Leisure and Gym
0.2 Miles to the Brookhouse Pub

This double fronted Victorian student property is located on Hawarden Avenue, a popular road for students wanting to live central off Smithdown Road. This property has on street parking if you drive and local bus stops are just at the end of the road for public transport.



This house is huge and has a large kitchen and separate dining room. The lounge features a flat screen TV with sofas and coffee table. The very large kitchen has 2 large fridge freezers, washing machine and tumble dryer in the separate utility room. This also has a massive back yard and the luxury of 3 bathrooms set over 2 floors.

Book a viewing today by calling 0151 733 7888

REF: AM19HA

**Rent is inclusive
of utility bills and
wireless internet!**



GAS



ELECTRIC



WATER



**WIRELESS
INTERNET**

Energy performance certificate (EPC)

19 HAWARDEN AVENUE
LIVERPOOL
L17 2AJ

Energy rating

D

Valid until 12 October 2030

Certificate number

9340-2602-7000-2690-4031

Property type

Mid-terrace house

Total floor area

206 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)