

## Derby Lane, Old Swan, L13



To Let - £650 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D66
- Recently Decorated & New Carpets
- Available Now
- New Modern Fitted Kitchen and Bathroom
- Served by Excellent Transport Links
- Large Room Sizes
- Local Shops and Amenities
- Ample on Street Car Parking
- Access to Shared Rear Yard
- Gas Central Heating & Double Glazing
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £750.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £150.00. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

### Description

A RECENTLY REFURBISHED 3 BEDROOM MID TERRACED PROPERTY BENEFITING FROM EXCELLENT TRANSPORT LINKS AND LOCAL SHOPS AND AMENITIES

The accommodation briefly comprises of; entrance hallway, dining room and kitchen. To the first floor there is a living room, two double bedrooms, a single bedroom and a family bathroom. Externally there is a shared back yard with gated access.

The property also benefits from double glazing and gas central heating.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Oven
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £19,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

This opportunity will not be on the market for long so contact us today to arrange your viewing!

## Additional Images



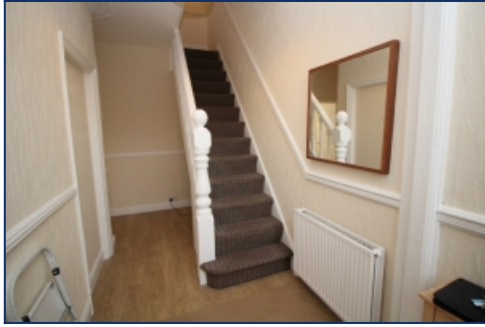
Bathroom



Rear Yard



Dining Room



Entrance Hallway



Dining Room



Bedroom Two



Bedroom Three

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.