

## Ramilies Road, Mossley Hill, L18



To Let - £825 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: E40
- Completely Refurbished To A High Standard
- 3x Good Size Double Bedrooms
- Luxury High Gloss Kitchen With Granite Worktops
- Brand New Boiler & Double Glazed Throughout
- Many Period Features Retained
- Sought After South Liverpool Location
- Excellent Transport Links
- French Doors Leading To Good Size Back Yard
- Surrounded By Quality Schools
- Ideal Family Home

### Further Details

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

### Move-in Costs

- Security Deposit: £951.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £190.38. 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.

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £24,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

A FULLY REFURBISHED 3 BEDROOM TERRACED HOUSE SITUATED IN THE HEART OF MOSSLEY HILL, L18

Situated in Mossley Hill, a popular and affluent South Liverpool suburb and home to many well-known landmarks, including Penny Lane (made famous by the Beatles!), Allerton Road and Greenbank Park. Neighbouring suburbs encompass Calderstones Park and Sefton Park, the latter of which is listed by English Heritage and covers a remarkable 235 acres. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Mossley Hill is also home to many quality schools including the former independent school,

Liverpool College, and can be within the catchment area of Blue Coat School in Wavertree, Liverpool's only grammar school. The suburb also offers excellent rail and bus links to Liverpool city centre.

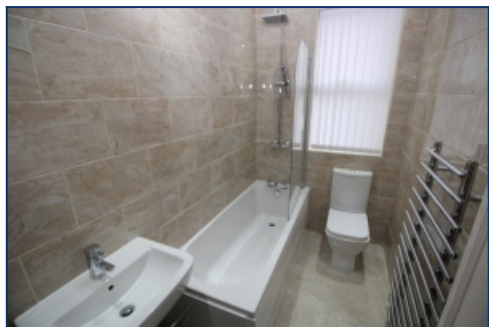
The accommodation briefly comprises of; entrance hallway, front living room, back dining room, modern fitted kitchen, utility room and a good size back yard with gated access. To the first floor are three double bedrooms and a family bathroom.

The property offers a huge range of benefits including;

- Porcelain tiles to kitchen/utility, engineered wood floor to reception rooms and luxury carpet throughout
- Brand new high gloss kitchen with granite work surfaces
- Extremely handy utility room with space for appliances
- Brand new central heating system and boiler
- French doors leading to a good size back yard
- Original Victorian tiled floor in hallway
- Modern, fully tiled bathroom
- Extra large master bedroom and two additional double bedrooms

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

## Additional Images



Bathroom



Hallway



Kitchen



Front Reception



Utility



Bedroom 3



Bedroom 3



Bedroom 2

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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.