

## Merrion Close, Woolton, L25



To Let - £1,250 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C69
- Well Presented Accommodation
- Modern High Gloss Kitchen
- Modern Shower Room with Separate W/C
- Good Room Sizes
- Sought After South Liverpool Location
- Surrounded by Quality Local Schools
- Minutes from Woolton Village
- Excellent Transport Links
- Off Street Driveway Parking & Garage
- Large Back Garden with Patio & Lawn

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 90 square metres / 966 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- No. of Parking Spaces: 4
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,442.30
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £288.46. 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: 16/09/25
- Minimum Term: 12 months
- Minimum Annual Household Income: £37,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

A WELL PRESENTED 3 BEDROOM SEMI DETACHED PROPERTY SITUATED IN WOOLTON, L25. BENEFITING FROM A BRAND NEW KITCHEN AND RECENT REFURBISHMENT THROUGHOUT, OFF STREET CAR PARKING AND A GOOD SIZE BACK GARDEN.

Situated in Woolton, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Strawberry Field (made famous by the Beatles!), Allerton Road, Reynolds Park and Woolton Golf Club. Neighbouring suburb, Mossley Hill, encompasses Sefton Park 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. Woolton is also served by many quality schools including St Julie's Catholic High School and St Francis Xavier's College. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; porch, entrance hallway, front living/dining room, kitchen, conservatory and a good size garden. To the first floor are two double bedrooms, a single bedroom, a family bathroom and a separate W/C.

The property also benefits from double glazing, gas central heating and a recent scheme of refurbishment.

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

## Additional Images



Reception



Kitchen



Hallway



Reception



Bedroom



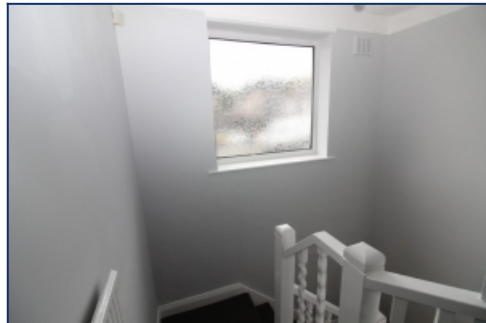
Bedroom



Bedroom



Wc



Landing



Rear Garden



Front



Front



Front

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [lettings@atlasestateagents.co.uk](mailto:lettings@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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.