

## Goswell Street, Wavertree, L15



To Let - £825 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Spacious Living Area, Ideal for Relaxation and Entertaining
- Charming, Traditional Kitchen with Ample Storage with Electric Oven and Gas Hob
- Contemporary Ground-floor Bathroom with a Full-sized Bath and Overhead Shower
- Convenient Under-stair Storage for Extra Organisation
- Two Generously-sized Double Bedrooms with Built-in Wardrobes
- Energy-efficient Double Glazing and Gas Central Heating Throughout
- Beautifully Presented Home in a Sought-after L15 Location - Close to Outstanding Schools and Excellent Transport Links
- Abundant Natural Light, Creating a Bright and Inviting Atmosphere Throughout

### 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.

### Description

A Charming Two-Bedroom Terraced Home To Let on Goswell Street, Wavertree - Atlas Estate Agents

Step inside this beautifully presented two-bedroom terraced house, located on the ever-popular Goswell Street in Wavertree (L15). Offering a perfect blend

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 550 square feet / 51 square metres
- Council Tax Band: A
- 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

### Letting Information

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

of traditional charm and modern comfort, this unfurnished home is ideal for couples, professionals, or small families looking for a bright and inviting space.

The accommodation is thoughtfully arranged across two floors. On the ground floor, you'll find a spacious reception room – a versatile area perfect for cosy relaxation or lively entertaining. The traditional kitchen boasts ample storage, complemented by an electric oven and gas hob – an ideal setting for culinary creativity.

The contemporary ground-floor bathroom offers a full-sized bath with an overhead shower, allowing for both indulgent soaks and quick refreshes. For added practicality, an under-stair storage area provides a convenient solution for keeping everything neatly organised.

Upstairs, two generously-sized double bedrooms await, each benefiting from built-in wardrobes. The large windows flood the rooms with natural light, further enhancing the home's warm and welcoming atmosphere. With energy-efficient double glazing and gas central heating throughout, comfort is assured all year round.

This lovely property is nestled in a sought-after L15 location, with excellent transport links and close proximity to outstanding schools, making it a fantastic choice for those seeking both convenience and community.

Don't miss the opportunity to make this wonderful house your home. Contact Atlas Estate Agents today to arrange a viewing!

### Additional Images



Bedroom 1



Bedroom 2



Lounge



Kitchen



Bedroom 1



Bedroom 2

### 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.