

Rosslyn Street, Aigburth, L17



To Let - £1,350 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Prime Aigburth L17 Location
- Offered Fully Furnished
- Two Generously Sized Reception Rooms
- Stylish Open-Plan Kitchen and Living Space
- Three Well-Proportioned Bedrooms
- Contemporary Family Bathroom
- Attractive, Low-Maintenance Yard
- Short Walk to Aigburth Road, Lark Lane and Sefton Park
- Excellent Transport Links Via Nearby St Michaels Train Station

Move-in Costs

- Security Deposit: £1,557.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £311.54. 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

Brought to the market by Atlas Estate Agents, this charming three-bedroom terraced home on Rosslyn Street offers stylish, fully furnished accommodation in the heart of Aigburth, L17. Arranged over two floors, the property blends modern comfort with the character and vibrancy of one of Liverpool's most desirable postcodes.

Inside, two generously sized reception rooms provide flexible living and entertaining space, while the stylish open-plan kitchen and living area forms the heart of the home - perfect for cooking, dining and relaxing. Upstairs, three well-proportioned bedrooms are complemented by a contemporary family bathroom, finished to a high standard.

Further Details

- Furnishing: Furnished
- No. of Floors: 2
- Floor Space: 918 square feet / 85 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, Fridge/Freezer, Dishwasher
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £40,500
- Guarantor NOT required (subject to referencing)

To the rear, an attractive, low-maintenance yard offers a private outdoor retreat. The location is second to none – just a short stroll from Aigburth Road, the bohemian charm of Lark Lane, and the leafy expanse of Sefton Park. Other green spaces, including Otterspool Promenade and Princes Park, are also within easy reach, offering a wealth of outdoor leisure opportunities.

Families will appreciate the area's excellent schooling options, with several highly regarded primary and secondary schools nearby. The property also boasts superb transport links, with St Michaels train station and frequent bus services providing swift access into Liverpool city centre and beyond.

This is a wonderful opportunity to enjoy modern living with parks, schools, and the best of Aigburth's lifestyle right on your doorstep.

Additional Images



Kitchen



Bedroom



Bedroom



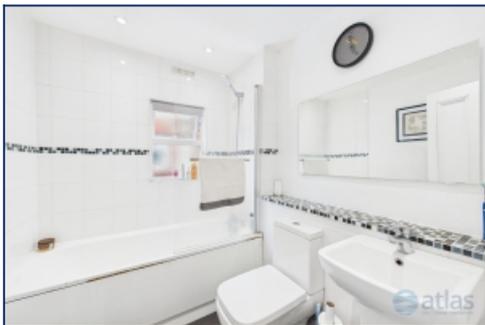
Bedroom



Bedroom



Bedroom



Bathroom



Yard



Yard

Floor Plans



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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.