

## Gainsborough Road, Wavertree, L15



To Let - £1,150 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: E
- Conveniently Located Near Sefton Park
- On-Street Parking Available
- Generously Sized Rooms with Abundant Natural Light
- Contemporary Kitchen with Built-In Oven and Hob
- Private Rear Yard with Low-Maintenance Artificial Grass
- Modern Bathroom with Stylish Shower
- Medium to High Ceilings
- Additional Room Ideal for an Office or Wardrobe Space
- Prime Location Close to Penny Lane, Smithdown Road, and Allerton Road
- Part Furnished Including Sofas, Two Beds and Mattresses, Wardrobes, Desk, Table and Chairs

### Move-in Costs

- Security Deposit: £1,326.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £265.38. 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

Brought to the market by Atlas Estate Agents, this charming terraced house is available to let on Gainsborough Road, L15.

Spread over two floors, the accommodation is thoughtfully arranged to offer generously sized rooms filled with natural light, complemented by medium to high ceilings that enhance the sense of space. The reception room provides a welcoming setting for relaxation or entertaining, while an additional versatile

### Further Details

- Furnishing: Part Furnished
- No. of Floors: 2
- Floor Space: 93 square metres / 1,001 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Appliances/White Goods: Oven (Electric), Hob (Gas)
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £34,500
- Guarantor NOT required (subject to referencing)

room is perfect for a home office or wardrobe space.

At the heart of the home, the contemporary kitchen is fitted with a built-in oven and hob, offering a sleek and functional space for everyday cooking. Upstairs, three well-proportioned bedrooms provide ample accommodation, serviced by a modern bathroom featuring a stylish shower.

Outside, a private rear yard with low-maintenance artificial grass offers a quiet retreat, and on-street parking is available for convenience.

Positioned in a prime location, the property benefits from proximity to Sefton Park, as well as the vibrant hubs of Penny Lane, Smithdown Road, and Allerton Road, ensuring a superb blend of tranquillity and city convenience. The property is offered part furnished, including sofas, two beds and mattresses, wardrobes, a desk, and a table with chairs, making it an ideal and ready-to-move-into home.

## Additional Images



Office/Bedroom



Bathroom



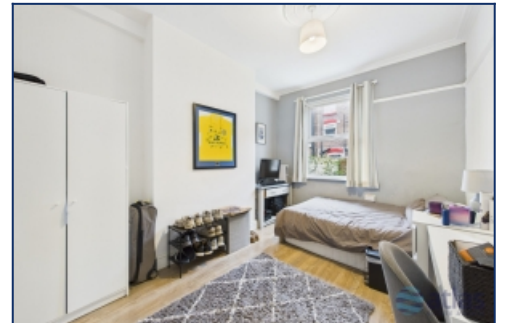
Bedroom 1



Bedroom 2



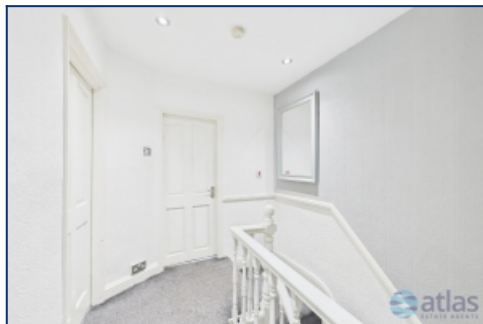
Kitchen



Living Room/Bedroom 3



Bedroom 1



Landing

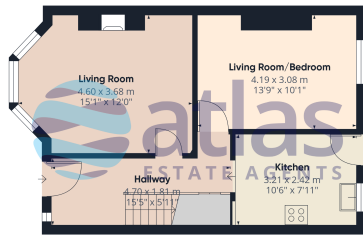


Backyard

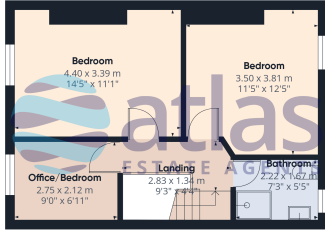


Backyard

## Floor Plans



Ground Floor



First Floor

Approximate total area\*  
84 m<sup>2</sup>  
904 ft<sup>2</sup>

(\*) Excluding balconies and terraces

Calculations reference the 2012 PAS 55  
IC Standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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