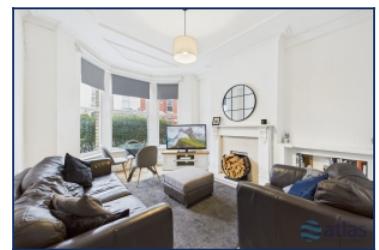


Gainsborough Road, Wavertree, L15



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

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: Electric Oven, Gas Hob
- Bills Included: None

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.

Letting Information

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

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

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.

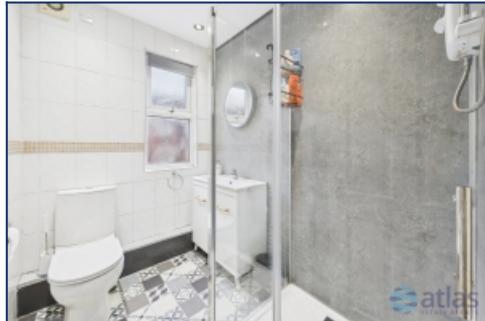
Outside, a private rear yard with low-maintenance artificial grass offers a quiet retreat, and on-street parking is available for convenience.

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



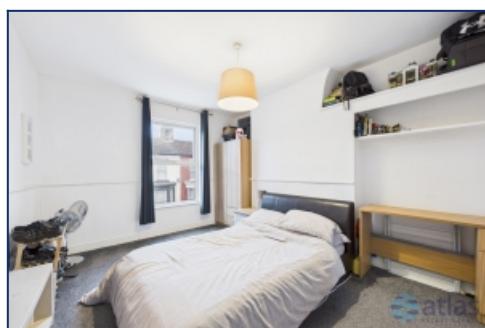
Office/Bedroom



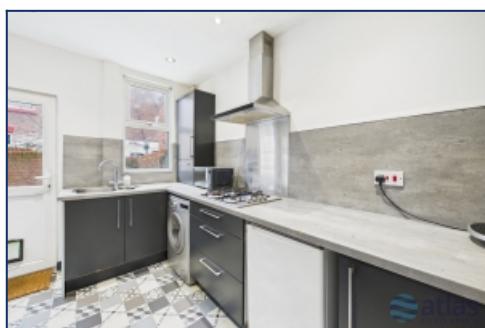
Bathroom



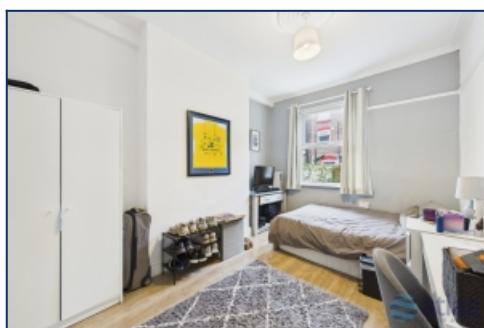
Bedroom 1



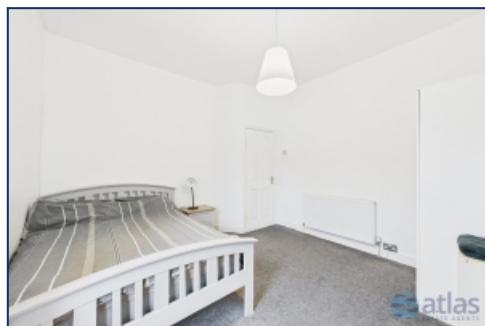
Bedroom 2



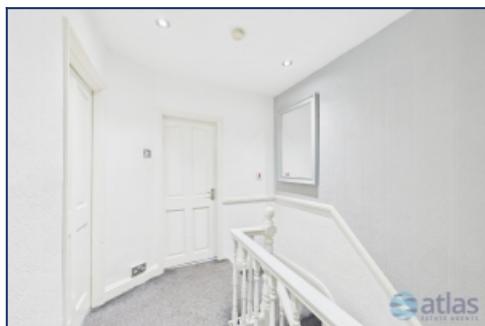
Kitchen



Living Room/Bedroom 3



Bedroom 1



Landing



Backyard



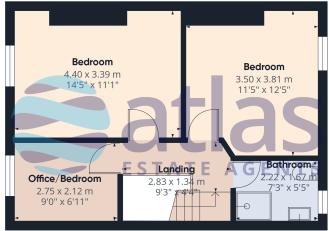
Backyard

Floor Plans



Ground Floor

Approximate total area⁽¹⁾
84 m²
904 ft²



First Floor

(1) Excluding balconies and terraces
Calculations are based on the BS1084MS
standard measurement, which
applies to residential properties.
These plans are not to scale.
These plans are for illustration
only.

GIANTIC 360

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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.