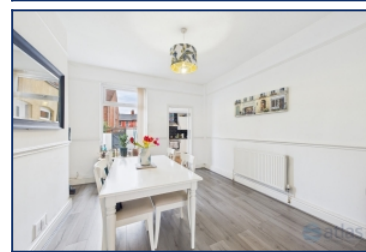
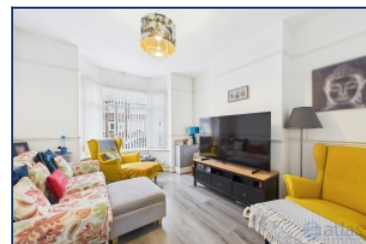


## Bonsall Road, West Derby, L12



**To Let - £875 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C71
- Well Presented Throughout
- Modern Fitted Kitchen and Bathroom
- Served by Excellent Transport Links
- Large Rear Yard with Gated Access
- Local Shops and Amenities of West Derby Village
- Bright and Spacious Rooms
- Quality Local Schools
- Available for Long Term
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 89 square metres / 958 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,009.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £201.92. 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: 14/06/25
- Minimum Term: 12 months
- Minimum Annual Household Income: £26,250
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

Brought to the market To Let by Atlas Estate Agents, this charming terraced home on Bonsall Road, L12 offers a superb opportunity to reside in one of West Derby's most sought-after residential areas. Perfectly positioned within easy reach of West Derby Village, this well-presented property benefits from excellent local amenities, highly regarded schools, and outstanding transport links to the wider Liverpool area.

Set across two floors, the home boasts bright and spacious rooms throughout. Upon entering, you are greeted by two generous reception rooms, ideal for both entertaining and relaxing. The modern fitted kitchen at the rear is sleek and stylish, with ample storage and worktop space - perfect for the home

cook.

Upstairs, the property features two well-proportioned bedrooms, each bathed in natural light, along with a contemporary bathroom finished to a high standard. The property is offered unfurnished, allowing you the freedom to personalise each space to your own taste.

Outside, a large rear yard with gated access offers a secure and versatile outdoor area – ideal for summer evenings or additional storage. Further benefits include double glazing, gas central heating, and a clean, modern décor throughout.

This property is available for long-term let and is a fantastic option for professionals, couples or small families seeking a home in a vibrant yet peaceful location.

Early viewing is highly advised – this home won't be available for long!

## Additional Images



Kitchen



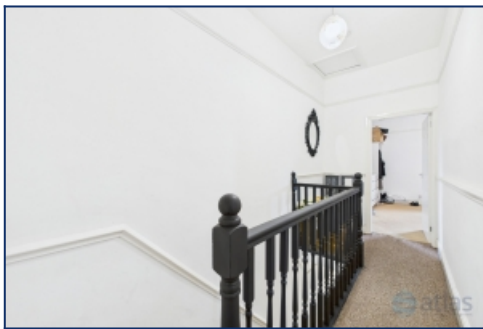
Kitchen



Kitchen



Kitchen



Landing



Bedroom



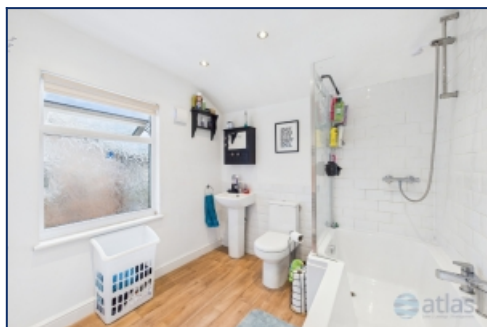
Bedroom



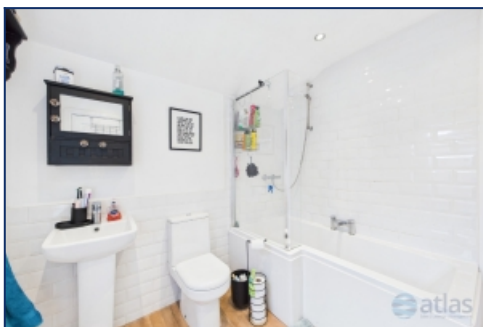
Bedroom



Bedroom



Bathroom



Bathroom



Yard



Yard



Yard

Floor Plans



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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.