

Rosslyn Street, Aigburth, L17



To Let - £1,250 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- A Lovely Two-Bedroom, One-Bathroom Terraced Property, Modern and Bright Throughout, Boasting Bay Windows and an Abundance of Natural Light
- Welcomed Via a Useful Entrance Space, Ideal for Storage and Offering Additional Practicality
- A Long, Stylish and Contemporary Entrance Hallway Creating a Great First Impression
- To the Right, a Spacious and Modern Living Room Featuring a Charming Log Burner and Flowing Seamlessly Into the Dining Area with Built-In Storage
- The Dining Space Leads Into a Modern, Generously Sized Kitchen with a Large Gas Cooker and Direct Access to the Rear Yard
- A Substantial Rear Yard with Decking, Providing Excellent Outdoor Space for Relaxing or Entertaining
- Upstairs Offers a Bright and Airy Landing, Leading to Two Well-Proportioned Double Bedrooms, Both with Ample Storage, Including a Principal Bedroom with Dual Windows
- The First Floor Also Benefits from a Modern Family Bathroom and a Convenient Utility Space
- Further Benefits Include Bay Windows, a Fully Boarded Loft, New Carpets Throughout, and On-Street Parking, All Set Within a Popular Location

Move-in Costs

- Security Deposit: £1,442.30
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £288.46. The holding deposit will go on to

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 81 square metres / 872 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Dishwasher
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £37,500

form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Description

Brought to the market by Atlas Estate Agents, this charming two-bedroom terraced home on Rosslyn Street in the ever-popular Aigburth, L17, is available to let on an unfurnished basis and offers stylish, well-presented accommodation arranged over two floors.

The property is modern and bright throughout, with attractive bay windows allowing natural light to pour into the living spaces. You are welcomed via a practical entrance area, ideal for coats and storage, which leads into a long, contemporary hallway that sets the tone for the rest of the home.

To the right, a spacious reception room provides a warm and inviting setting, complete with a characterful log burner. This space flows effortlessly into a defined dining area with useful built-in storage, creating a versatile layout perfect for both relaxing and entertaining. Beyond, the property opens into a generously sized, modern kitchen featuring a large gas cooker and offering direct access to the rear yard.

Externally, the substantial rear yard has been thoughtfully designed with decking, providing an excellent space for outdoor dining and leisure.

Upstairs, a bright and airy landing leads to two well-proportioned double bedrooms, both offering ample storage, with the principal bedroom benefiting from dual windows. The first floor is completed by a modern family bathroom and a convenient utility space.

Additional benefits include new carpets throughout, a fully boarded loft for extra storage, on-street parking, and a sought-after location close to local amenities and transport links.

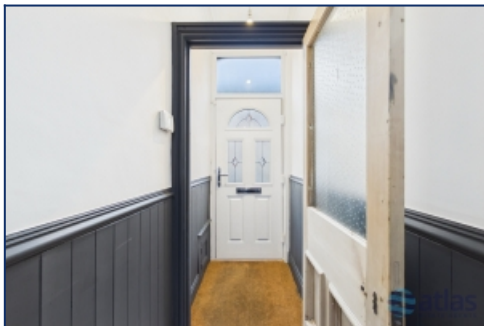
Additional Images



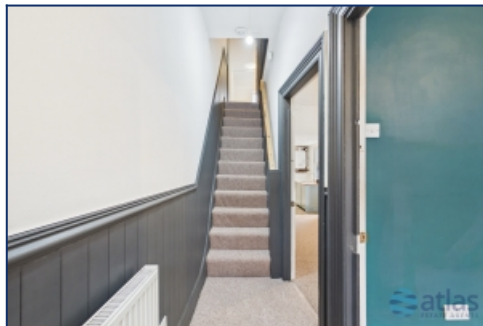
Bedroom One



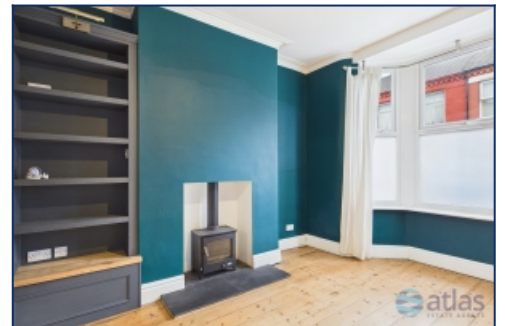
Back Yard



Entry



Entrance Hallway



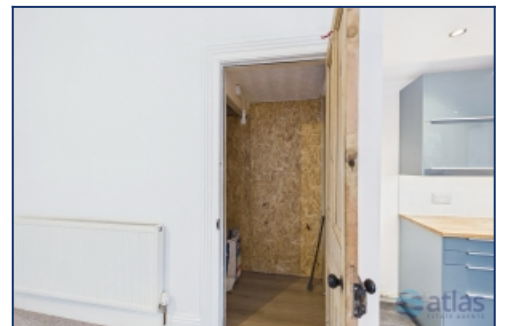
Living Space



Living Space



Dining Space/Living Space



Storage To Dining Space



Kitchen



Landing



Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Utility Space



Entry To Back Yard



Back Yard

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
Website: 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.