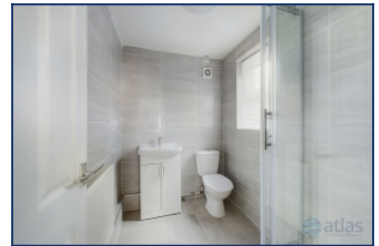


## Netherby Street, Dingle, L8



To Let - £850 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C69
- New Flooring Throughout
- Brand New Modern Fitted Kitchen
- Modern Shower Room
- Utility Room
- Popular Residential Area
- Close Proximity to the Promenade & City Centre
- Good Local Amenities
- Available Immediately

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 46 square metres / 497 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)
- Bills Included: None

### Move-in Costs

- Security Deposit: £980.76
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £196.15. 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: £25,500
- Guarantor NOT required (subject to referencing)

### Description

Welcome to Netherby Street, a charming terraced house available to let in the heart of a popular residential area. Brought to the market by Atlas Estate Agents, this delightful property offers a comfortable and convenient living experience.

Upon entering the property, you will find the accommodation arranged over two floors. The ground floor boasts a reception room, a brand new modern fitted kitchen, utility room and modern shower room. The new flooring throughout the house gives it a fresh and modern feel.

Upstairs, there are two bedrooms. The property is unfurnished, which allows you to bring your own personal touch to create a cosy and welcoming home.

Located in L8, this property is in close proximity to the River Mersey, offering picturesque views and a perfect spot for a leisurely stroll. The City Centre is also nearby, making it easy to access all the attractions and amenities the city has to offer.

Good local amenities are available, including shops, restaurants, and bars, providing everything you need for a comfortable and convenient lifestyle.

This charming property is available immediately, and we highly recommend viewing to appreciate all it has to offer. Contact Atlas Estate Agents today to arrange a viewing and secure your dream home.

## Additional Images



Living / Kitchen Area



Living / Kitchen Area



Living / Kitchen Area



Living / Kitchen Area



Utility Room



Utility Room



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Rear 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](mailto:lettings@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.