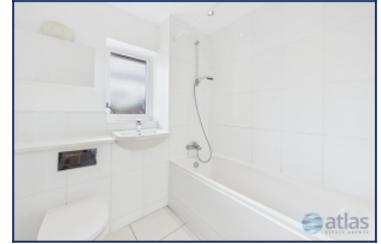


## Harbour Drive, Garston, L19



To Let - £1,300 per calendar month

### Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: B
- Modern Fitted Kitchen with Open-Plan Dining Area, Offering a Stylish and Sociable Space Ideal for Both Everyday Living and Entertaining
- Spacious Reception Room with French Doors Opening Directly Onto the Garden, Allowing for an Abundance of Natural Light
- Two Contemporary Bathrooms and a Convenient Ground Floor Wc, Featuring Both a Bath and Separate Shower Facilities
- Private Driveway Providing Off-Road Parking
- Comfortable, Fully Carpeted Bedrooms
- Generously Sized Rear Garden, Perfect for Families and Outdoor Entertaining
- Situated Within Close Proximity to Highly Regarded Local Schools

### Move-in Costs

- Security Deposit: £1,500.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £300.00. 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 beautifully presented semi-detached house on Harbour Drive, Garston, L19 offers a superb opportunity to let a modern family home in a well-connected and highly regarded residential setting.

Arranged thoughtfully over two floors, the accommodation has been designed with both comfort and practicality in mind. At the heart of the home lies a stylish, modern fitted kitchen with an open-plan dining area — a wonderfully sociable space that lends itself equally well to relaxed family meals and lively

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 77 square metres / 832 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Cooker, Gas Hob, Fridge/Freezer
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £39,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

entertaining with friends. Clean lines and contemporary finishes create an inviting atmosphere, perfectly suited to modern living.

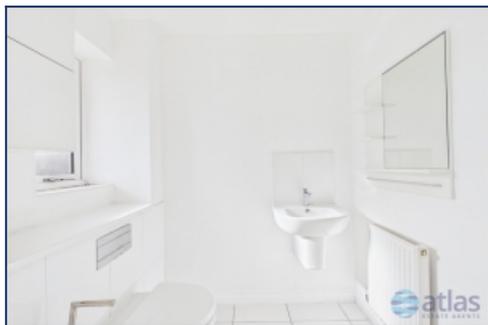
The spacious reception room provides an elegant yet comfortable retreat, with French doors opening directly onto the rear garden. These doors not only extend the living space outdoors during the warmer months, but also allow natural light to pour in throughout the day, enhancing the sense of space and warmth.

Upstairs, three well-proportioned bedrooms offer peaceful and comfortable accommodation, each fully carpeted to create a cosy and restful environment. The property benefits from two contemporary bathrooms, complemented by a convenient ground floor WC. With both bath and separate shower facilities available, the home is well equipped to meet the demands of busy family life.

Externally, the property continues to impress. A private driveway provides valuable off-road parking, while the generously sized rear garden offers a delightful outdoor haven — ideal for children at play, summer gatherings, or simply unwinding in the fresh air.

Situated within close proximity to highly regarded local schools and excellent amenities, this charming home combines style, space and convenience in equal measure. An exceptional rental opportunity in a sought-after part of Garston.

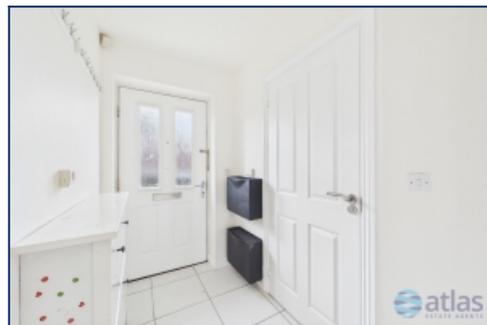
## Additional Images



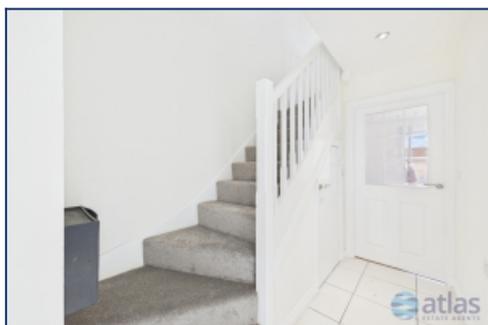
Bathroom



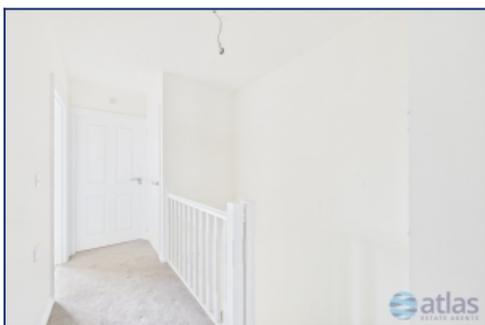
Kitchen



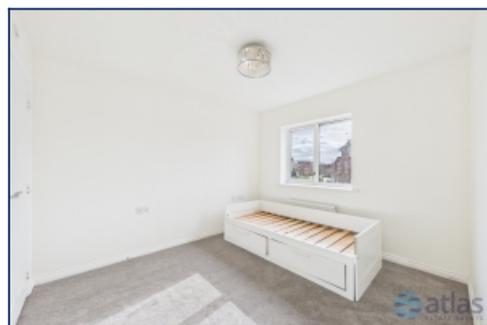
Hallway



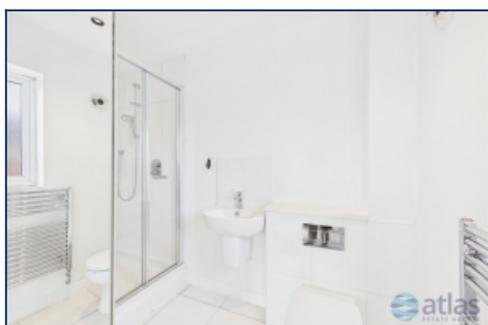
Hallway



Landing



Bedroom One



En Suite



Bedroom Two



Bedroom Three



Rear Garden

## Floor Plans



Approximate total area\*\*  
 41.2 m<sup>2</sup>  
 444 sq ft

(\*) Excluding balconies and terraces

Calculations reference the BCS (PAS 55) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFTE 340



Ground Floor



Approximate total area\*\*  
 36.1 m<sup>2</sup>  
 389 sq ft

(\*) Excluding balconies and terraces

Calculations reference the BCS (PAS 55) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFTE 340



First Floor



Approximate total area\*\*  
 71.3 m<sup>2</sup>  
 833 sq ft

(\*) Excluding balconies and terraces

Calculations reference the BCS (PAS 55) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFTE 340



First Floor

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 Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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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.