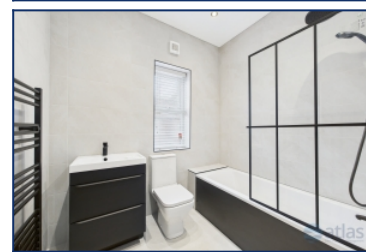
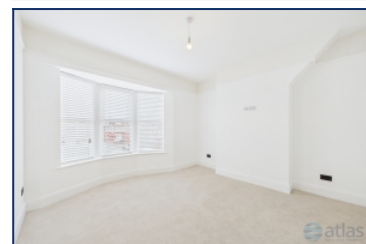


## Fitzgerald Road, Old Swan, L13



**To Let - £1,200 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D63
- Available for Immediate Occupation
- Immaculately Presented and Recently Refurbished
- Spacious Open-Plan Kitchen and Reception Area
- Contemporary Fitted Kitchen with Integrated Appliances
- Two Generous Double Bedrooms Plus a Versatile Third Bedroom
- Stylish Modern Bathroom
- Charming and Low-Maintenance Yard
- Well Served by Excellent Transport Links
- Situated in the Highly Sought-After Old Swan, L13 Location

### Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. 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.

### Description

Brought to the market by Atlas Estate Agents, this immaculately presented end-of-terrace home on Fitzgerald Road, Old Swan, is available to let with immediate occupation. Recently refurbished to a high standard, the property offers a perfect blend of contemporary style and practical living, arranged over two well-proportioned floors.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 945 square feet / 88 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £36,000
- Housing Benefit Accepted: If you are unemployed and claiming housing benefit then you must qualify for the 3 bedroom local housing allowance (LHA) rate to pass our affordability checks and be considered for this property.
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Stepping inside, you are greeted by a bright and spacious open-plan kitchen and reception area, designed for modern lifestyles. The contemporary fitted kitchen boasts integrated appliances, sleek finishes and ample space for dining and entertaining, while the adjoining reception area provides a welcoming setting for relaxation.

Upstairs, the property offers two generous double bedrooms alongside a versatile third bedroom, ideal as a home office, nursery, or guest room. A stylish, modern bathroom completes the accommodation, combining comfort and convenience in equal measure.

Externally, the property benefits from a charming, low-maintenance yard—perfect for enjoying a morning coffee or an evening unwind.

Situated in the highly sought-after Old Swan, L13, the home enjoys excellent transport links and a wealth of local amenities, making it an ideal choice for professionals and families alike.

Unfurnished and ready for immediate occupation, this superb property is not to be missed.

Additional Images



Yard



Hallway



Lounge



Kitchen



Kitchen



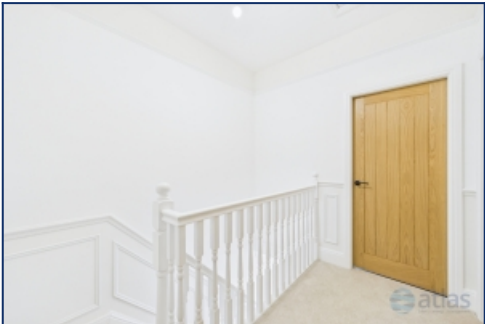
Kitchen



Dining Area



Dining Area



Landing



Bedroom



Bedroom



Yard



External

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.