

## Liscard Road, Wavertree, L15



To Let - £650 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D58
- Early Viewing Advised
- Extremely Well Presented Accommodation
- Modern Fitted Kitchen with Appliances
- Brand New Local School
- Excellent Transport Links
- Local Shops and Amenities
- Good Size Back Yard
- Double Glazing & Gas Central Heating
- Available for Long Term
- Fully Furnished

### Further Details

- Furnishing: Furnished
- No. of Floors: 2
- 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: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine, Tumble Dryer
- Bills Included: None

### Move-in Costs

- Security Deposit: £750.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £150.00. 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.

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £19,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

A WELL PRESENTED 2 BEDROOM TERRACED HOUSE SITUATED IN WAVERTREE, L15

The accommodation briefly comprises; knocked through living/dining room; modern fitted kitchen housing all appliances/white goods; good sized back yard with gated access. To the first floor; bright and airy master bedroom, second double bedroom, family bathroom; separate WC. The property also benefits from a burglar alarm, double glazing and gas central heating.

Wavertree is a popular and diverse south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Smithdown Road and Wavertree Playground (known locally as 'The Mystery'). Smithdown Road is a well established student quarter and offers a diverse selection of wine bars, restaurants, coffee shops, take aways, convenience stores and independent businesses. Wavertree is also home to many quality schools including Blue Coat, Liverpool's only grammar school, and can be within the catchment area of Liverpool College and King David. The suburb also offers excellent rail and bus links to Liverpool city centre.

Additional Images



Bathroom



Second Bedroom



Living Room



Dining Room



Kitchen



Living Room



Dining Room



Dining Room



Hall



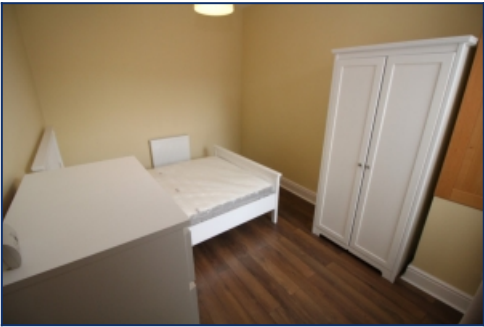
Master Bedroom



Master Bedroom



Second Bedroom



Second Bedroom



Bathroom



WC

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.