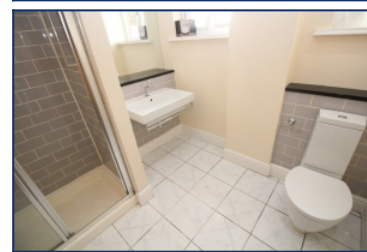


Irwell House, Aigburth, L17



To Let - £1,100 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Duplex Apartment
- EPC Rating: C79
- Seconds from Sefton Park and Lark Lane
- Modern Fitted Kitchen and Bathroom
- Served by Good Transport Links
- Two Double Bedrooms
- Set Over Two Floors
- Communal Off Street Car Parking
- Part Furnished
- Gas Central Heating & Double Glazing
- Early Viewing Advised!

Further Details

- Furnishing: Part Furnished
- Floor: 2 (no lift)
- No. of Floors: 2
- Floor Space: 90 square metres / 969 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Visitors, On Street, Off Street, Communal
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine
- Bills Included: None

Move-in Costs

- Security Deposit: £1,269.23
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £253.85. 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: 16/09/25
- Minimum Term: 12 months
- Minimum Annual Household Income: £33,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Description

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and

offers excellent road, rail and bus links to Liverpool city centre.

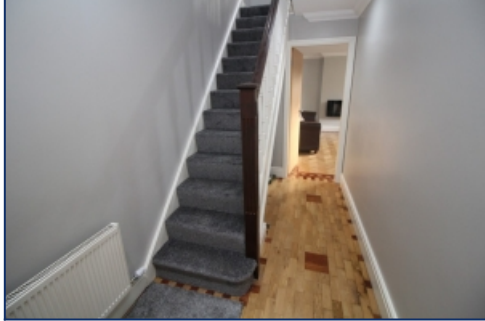
The accommodation briefly comprises of; entrance hallway, large storage and utility cupboard, open plan living room and kitchen / diner. To the first floor are two double bedrooms, family bathroom and a small shared balcony.

The property also benefits from double glazing, gas central heating and has been recently decorated.

The property is part furnished as per the photographs.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Additional Images



Hallway



Front Elevation



Living Room



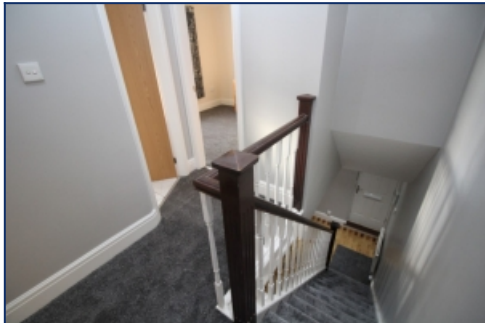
Utility Cupboard



Bedroom One



Bedroom Two



Landing



Views Of Sefton Park

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.