

## Nimrod Street, Walton, L4



To Let - £450 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D66
- Ready To Move Into
- Recently Refurbished
- Fully Tiled Bathroom
- Modern High Gloss Kitchen
- Local Shops And Amenities
- Excellent Transport Links
- Double Glazing & Gas Central Heating
- Low Deposit
- Housing Benefit Accepted
- Viewing Highly Recommended

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- 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, Electric Hob (Ceramic)
- Bills Included: None

### Move-in Costs

- Security Deposit: £519.23
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £103.85. 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: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £13,500
- Housing Benefit Accepted: If you are unemployed and claiming housing benefit then you must qualify for the 2 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

### Description

A WELL PRESENTED 2 bedroom terraced house situated in a POPULAR area with EXCELLENT TRANSPORT LINKS to Liverpool city centre.

To the ground floor there is a front living room, kitchen, bathroom and a back yard with gated access. To the first floor there are two good sized bedrooms. The property has been refurbished to an excellent standard and benefits from double glazing, external wall insulation and gas central heating. The refurbishment also features new oak laminate flooring, new carpets, a brand new high gloss white kitchen, new roof, new damp course and redecoration throughout.

There are also an array of local amenities including schools, shops, parks and leisure centres. There are also regular transport links to Liverpool city centre.

Immediate viewings are highly recommended to avoid disappointment.

## Additional Images



Bathroom



Bathroom



Hall



Front Bedroom



Front Elevation

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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.