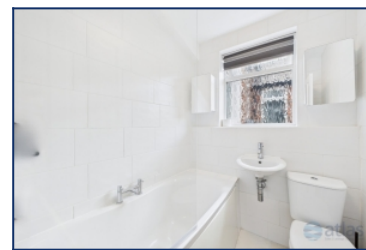
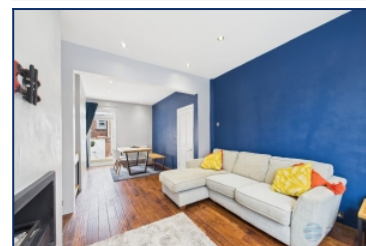


## Truro Road, Wavertree, L15



**To Let - £1,250 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Available Immediately for a Swift Move-in
- Sleek, Modern Kitchen Featuring Integrated Appliances
- Open-plan Living and Dining Area with an Attractive Feature Fireplace
- Dining Space with Patio Door Providing Direct Access to Yard
- Two Spacious Bedrooms Plus a Versatile Third Bedroom Ideal as a Home Office or Child's Room
- Master Bedroom Fitted with Built-in Wardrobes for Ample Storage
- Contemporary Bathroom with Bath and Overhead Shower
- Private Decking Area in the Rear Yard, Perfect for Outdoor Relaxation
- Highly Sought-after Location, Just a Five-minute Walk to Popular Amenities on Allerton Road
- Close to Green Spaces, Including Wavertree Sports Park ('the Mystery'), Only a 5-minute Walk Away

### Move-in Costs

- Security Deposit: £1,442.30
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £288.46. 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.

### Further Details

- Furnishing: Furnished
- No. of Floors: 2
- Floor Space: 84 square metres / 906 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Hob (Ceramic), Fridge/Freezer, Washer Dryer, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £37,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

## Description

Brought to the market by Atlas Estate Agents, this charming terraced house on Truro Road, Wavertree, L15, offers a delightful blend of comfort and style. Available immediately and fully furnished, it presents an ideal opportunity for a swift move-in.

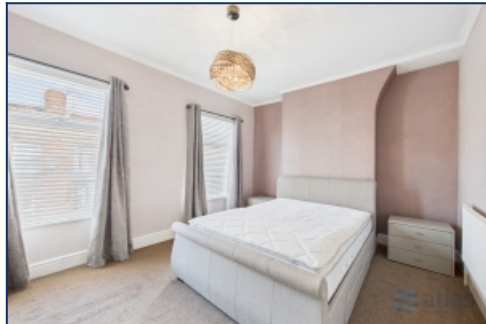
The accommodation is thoughtfully arranged over two floors, beginning with a sleek, modern kitchen complete with integrated appliances, perfect for whipping up your favourite meals. The open-plan living and dining area boasts an attractive feature fireplace, creating a warm and inviting atmosphere. The dining space is brightened by a patio door that opens directly onto a private decking area in the rear yard—an ideal spot for outdoor relaxation or entertaining friends.

Upstairs, you will find two generously sized bedrooms and a versatile third bedroom, perfectly suited as a home office or child's room. The master bedroom benefits from built-in wardrobes, providing ample storage and keeping the space clutter-free. A contemporary bathroom, equipped with a bath and overhead shower, completes the accommodation.

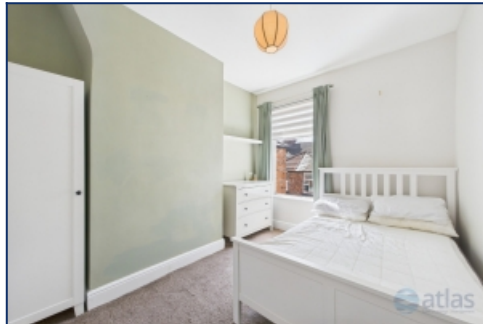
Situated in a highly sought-after location, the property is just a five-minute stroll from the bustling amenities of Allerton Road. For those who enjoy the outdoors, Wavertree Sports Park—affectionately known as 'the Mystery'—is also only five minutes away, offering plenty of green space and recreational opportunities.

This property combines practicality with style in a convenient location, making it a fantastic place to call home.

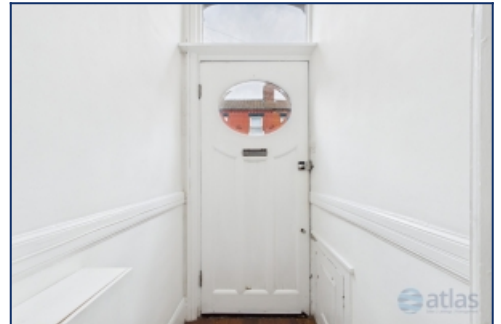
## Additional Images



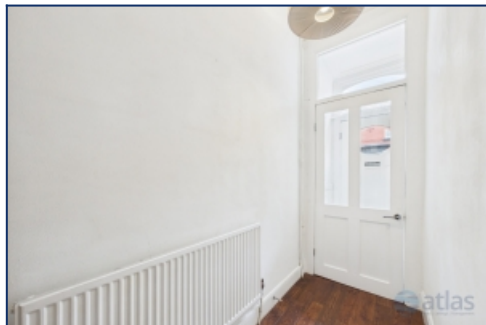
Bedroom 1



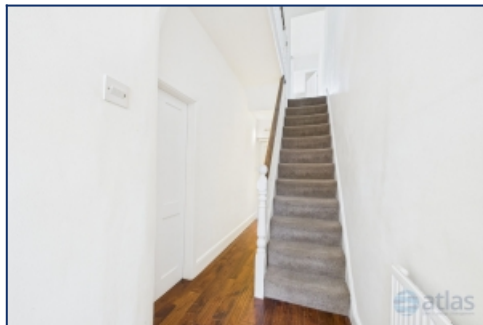
Bedroom 2



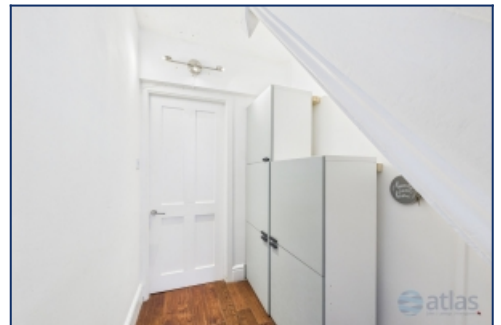
Entrance Vestibule



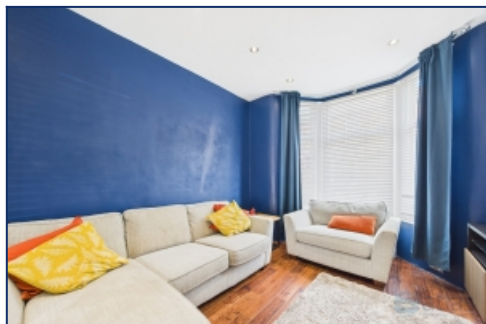
Hall



Hall



Hall



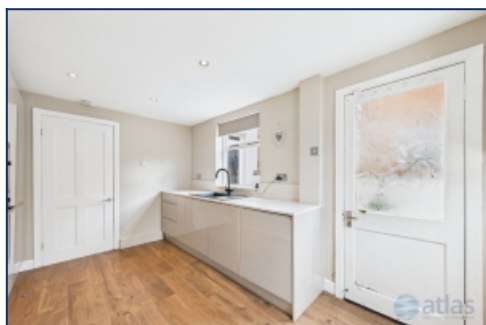
Lounge



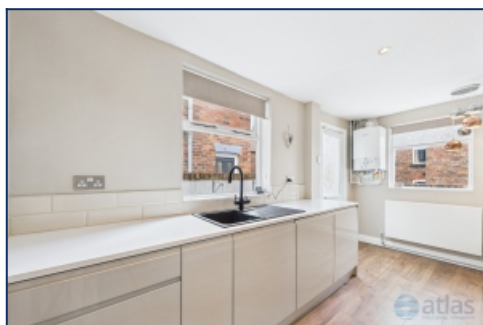
Dining Room



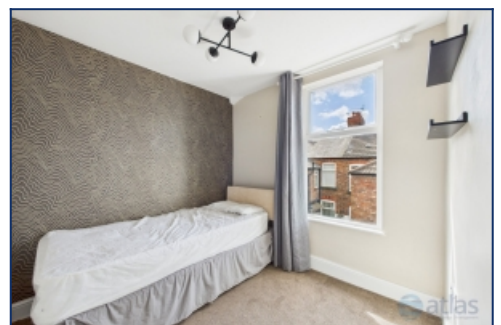
Kitchen



Kitchen



Kitchen

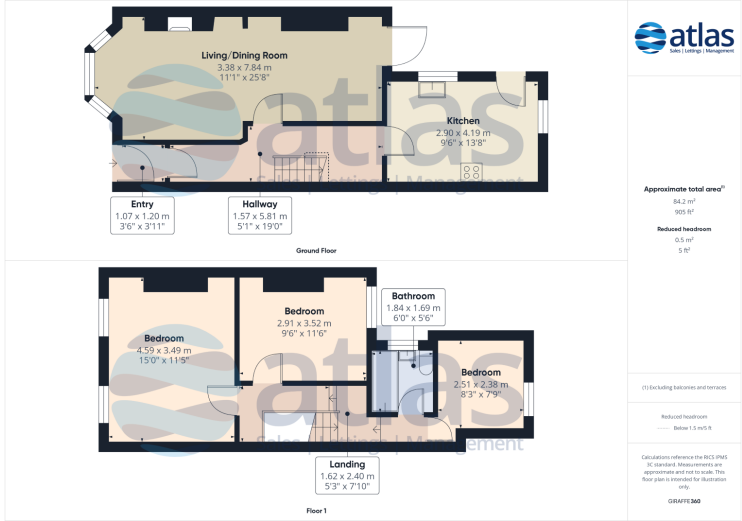


Bedroom 3



Rear Yard

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.