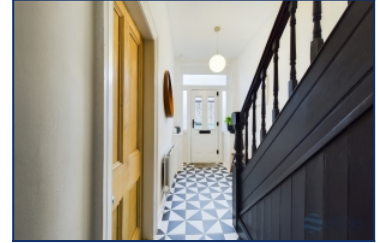


## Beckenham Avenue, Mossley Hill, L18



## To Let - £1,350 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C72
- Full of Character & Charm with Some Original Features Retained
- Beautifully Presented & Extremely Well Maintained
- Decorated to a High-Standard - Lovely Modern Kitchen/Dining Area and Bathroom
- Close to Excellent Schools and Has Great Transport Links
- Highly Sought After Area of Mossley Hill L18
- Ideal Family Home - Available for Long Term
- Storage Shed in Beautiful Courtyard Garden - Well Utilised Space with Wonderful Features
- Close to Local Amenities and Green Spaces
- Beautifully Presented - Modern Decoration
- Viewings Highly Recommended

### Move-in Costs

- Security Deposit: £1,557.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £311.54. 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

Welcome to your future home, a captivating terraced house in the highly sought-after Beckenham Avenue, L18, presented to you by the esteemed Atlas Estate Agents. Nestled in the heart of the Mossley Hill area, this charming property offers an idyllic family living experience.

As you step inside, you'll be greeted by an atmosphere brimming with character and charm, where original features harmoniously blend with modern

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 77 square metres / 832 square feet
- Council Tax Band: B
- 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), Fridge/Freezer, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £40,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

comforts. The spacious accommodation is thoughtfully arranged over two floors, boasting 77 square meters of versatile living space.

The ground floor features a beautifully presented kitchen, ideal for culinary enthusiasts, leading into not one but two reception rooms that provide ample space for relaxation, entertainment, or a home office setup. The contemporary design choices and high-standard finishes throughout, including the kitchen and bathroom, are sure to impress.

Upstairs, you'll find three inviting bedrooms and a well-appointed bathroom, creating a perfect sanctuary for family members to retreat to after a long day. The unfurnished layout allows you to make this house your own canvas, tailor-made to your preferences and style.

For those who enjoy the outdoors, a charming courtyard garden awaits, complete with a practical storage shed and delightful features that make it a well-utilized space for both storage and leisure. This is a perfect spot to relax, entertain, or enjoy a cup of morning coffee.

Mossley Hill's reputation for excellent schools and great transport links adds to the appeal of this location. Local amenities and green spaces are also within easy reach, ensuring convenience for everyday living.

In summary, this property is a true gem in the highly sought-after Mossley Hill area, offering a beautifully presented family home with a blend of character and modernity. It's ready to accommodate your long-term aspirations, making it a perfect canvas for your new beginnings. Don't miss the opportunity to explore this delightful haven - schedule your viewing today and let the journey to your dream home begin.

## Additional Images



Bedroom 1



Bathroom



External Front



Hallway



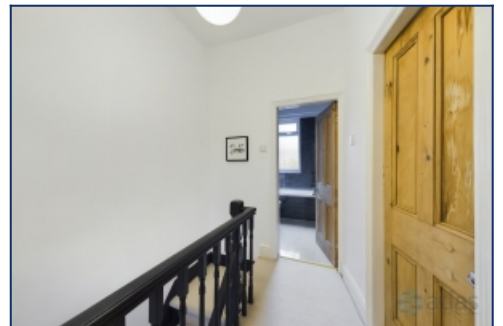
Dining Area



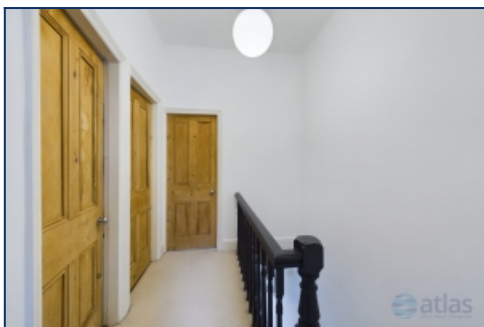
Kitchen



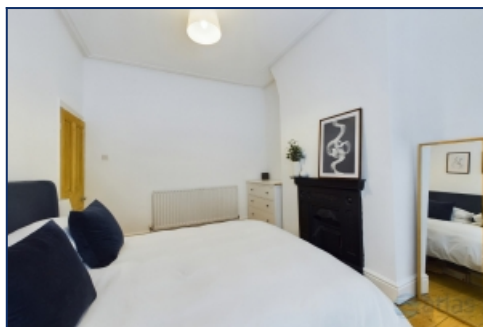
Kitchen/Dining Area



First Floor Landing



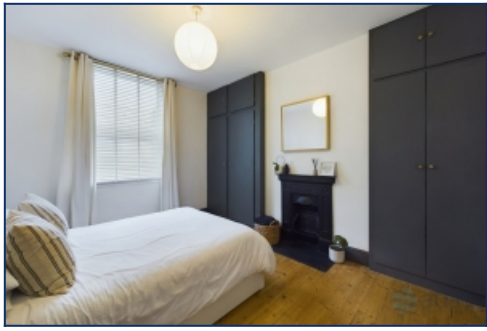
First Floor Landing



Bedroom 1



2nd Bedroom



Back Bedroom



Back Bedroom



Rear Yard



Rear Garden

## Floor Plans



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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.