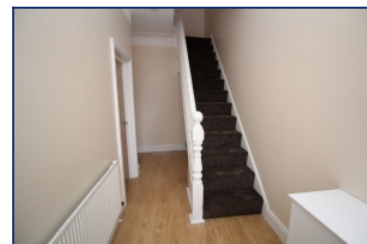


## Kildonan Road, Aigburth, L17



**To Let - £895 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C71
- Recently Refurbished Throughout
- Brand New Modern Fitted Kitchen
- Sought After South Liverpool Location
- Surrounded by Quality Local Schools
- Served by Excellent Transport Links
- Rear Yard with Gated Access
- Minutes from Aigburth Road, Lark Lane & Sefton Park
- Double Glazing & Gas Central Heating
- Local Shops and Amenities
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £1,032.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £206.54. 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

RECENTLY REFURBISHED 3 BEDROOM VICTORIAN TERRACE PROPERTY LOCATED IN THE SOUGHT AFTER LIVERPOOL SUBURB OF AIGBURTH, L17.

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

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: B
- 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: Gas Hob, Gas Oven
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £26,850
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

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

The accommodation briefly comprises of; entrance hallway, front living room, back dining room open plan to the kitchen. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally there is a large back yard with gated access.

The property also benefits from double glazing, gas central heating and many original period features.

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

## Additional Images



Bathroom



Back Bedroom



Bedroom Three



Dining Room



Front Bedroom



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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.