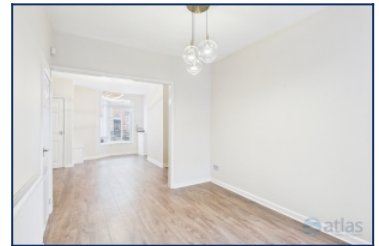


## Spofforth Road, Edge Hill, L7



To Let - £875 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Available for Immediate Move-In
- Spacious Open-Plan Living and Dining Area
- Contemporary Fitted Kitchen
- Practical Combined W.C. and Utility Room
- Two Well-Proportioned Double Bedrooms
- Stylish Modern Bathroom
- Useful Additional Loft Space
- Highly Sought-After L7 Location
- Within Walking Distance of Edge Hill Station

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 3
- Floor Space: 895 square feet / 83 square metres
- 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 Cooker, Gas Hob
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,009.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £201.92. 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: 12 months
- Minimum Annual Household Income: £26,250
- 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 Spofforth Road, Edge Hill, L7, is available to let and offers a wonderful opportunity for comfortable living in a highly sought-after location. Arranged over three floors, the property boasts a spacious open-plan living and dining area, perfect for both relaxing and entertaining.

The contemporary fitted kitchen is sleek and practical, complemented by a convenient combined W.C. and utility room. Upstairs, two well-proportioned double bedrooms provide ample space, while the stylish modern bathroom adds a touch of sophistication. Additional loft space offers useful storage or potential for a study or hobby area.

Offered unfurnished and available for immediate move-in, this home combines modern comfort with classic charm. Its prime L7 location ensures easy access to local amenities and is just a short walk from Edge Hill Station, making it ideal for commuters.

Additional Images



Kitchen



Kitchen



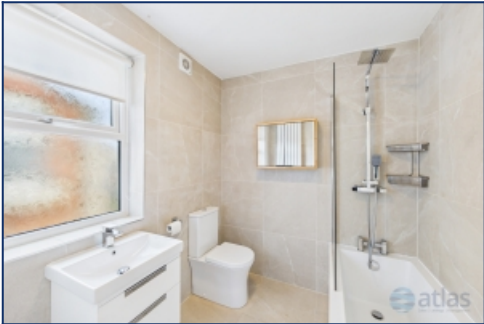
Utility Room



Bedroom



Bedroom



Bathroom



Loft Space



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.