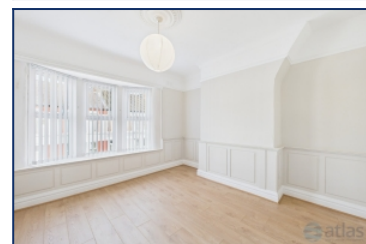
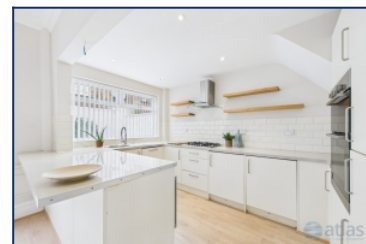


## Orleans Road, Old Swan, L13



**To Let - £1,100 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Available for Immediate Occupation
- Spacious Open-Plan Living, Dining and Kitchen Area
- Recently Refurbished Throughout to a High Standard
- Contemporary Fitted Kitchen with Integrated Appliances
- Patio Doors Opening Out to the Rear Yard
- New Carpet Fitted to the Staircase
- Two Generous Double Bedrooms Plus a Versatile Third Bedroom
- Stylish Modern Bathroom Suite
- Charming and Low-Maintenance Yard
- Located in the Sought-After Old Swan, L13 Area

### Move-in Costs

- Security Deposit: £1,269.23
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £253.85. 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.

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented terraced house on Orleans Road, Old Swan, L13, offers a stylish and contemporary home ready to move straight into. Recently refurbished throughout to a high standard, the property is arranged over two floors and provides thoughtfully designed living spaces perfect for modern lifestyles.

At the heart of the home lies a spacious open-plan living, dining and kitchen area – an inviting space ideal for both everyday living and entertaining. The contemporary fitted kitchen is equipped with integrated appliances and sleek finishes, while patio doors flood the room with natural light and open out onto

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 799 square feet / 74 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, Fridge, Freezer, Dishwasher, Wine Cooler
- Bills Included: None

### Letting Information

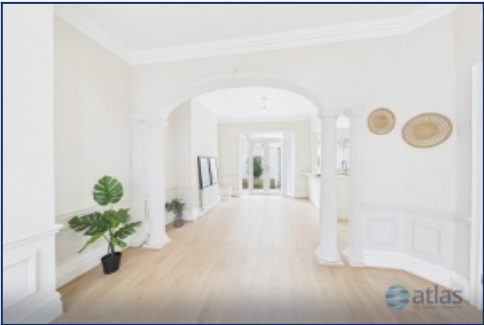
- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £33,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

a charming, low-maintenance rear yard, perfect for relaxing or enjoying a morning coffee.

Upstairs, new carpet has been fitted to the staircase leading to three well-proportioned bedrooms. Two are generous doubles, while the third offers flexibility as a guest room, nursery or home office. A stylish modern bathroom suite completes the accommodation, offering a calm and elegant space to unwind.

Unfurnished and available for immediate occupation, this lovely home is ideally located in the sought-after Old Swan area, with excellent local amenities, schools and transport links right on your doorstep.

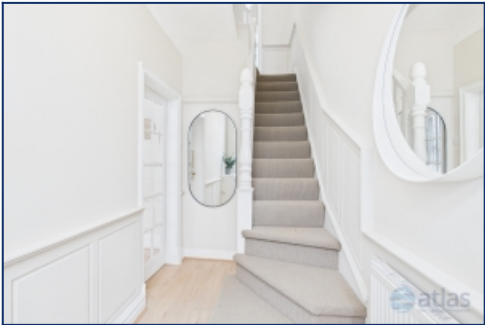
Additional Images



Lounge



Hallway



Hallway



Lounge



Dining Room



Kitchen



Landing



Bedroom



Bedroom



Bathroom



Yard



Yard



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.