

Pickering Road, Huyton, L36



To Let - £1,775 per calendar month

Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: B
- Bright, Spacious Reception Room with Bay Window and Carpet
- Large Open-Plan Kitchen/Diner with French Doors to the Garden
- Fitted Kitchen with Integrated Appliances
- Convenient Downstairs Wc
- Four Well-Appointed Bedrooms, One with an En-Suite Shower Room
- Modern Bathroom with Bath and Overhead Shower
- Large Garage and Front Garden
- Rear Garden with Patio Area
- Fully Furnished
- Driveway for Off-Street Parking

Further Details

- Furnishing: Furnished
- No. of Floors: 2
- Floor Space: 116 square metres / 1,243 square feet
- Council Tax Band: D
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer, Washing Machine, Dishwasher
- Bills Included: None

Move-in Costs

- Security Deposit: £2,048.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £409.62. 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 Annual Household Income: £53,250
- Guarantor NOT required (subject to referencing)

Description

Atlas Estate Agents are delighted to bring to the market this beautifully presented, fully furnished detached family home on the ever-popular Pickering Road in Huyton, L36. Offering generous living accommodation arranged over two floors, this impressive property combines contemporary comfort with practical family living.

Stepping inside, you are welcomed by a bright and spacious reception room, where a charming bay window fills the space with natural light, complemented by soft carpeting to create a warm and inviting atmosphere. To the rear of the property, the heart of the home is a superb open-plan kitchen and dining

area, thoughtfully designed with a range of integrated appliances and French doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. A convenient downstairs WC adds further practicality to the ground floor.

Upstairs, the property boasts four well-proportioned bedrooms, offering flexible accommodation for families or professionals. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom featuring a bath with an overhead shower.

Externally, the home continues to impress with a generous front garden, a large garage and a private driveway providing ample off-street parking. To the rear, the enclosed garden features a patio area, offering the perfect setting for al fresco dining, entertaining or simply relaxing during the warmer months.

Finished to an excellent standard throughout and offered fully furnished, this exceptional home is ready for immediate occupation, presenting a fantastic opportunity for tenants seeking spacious, high-quality accommodation in a desirable residential location.

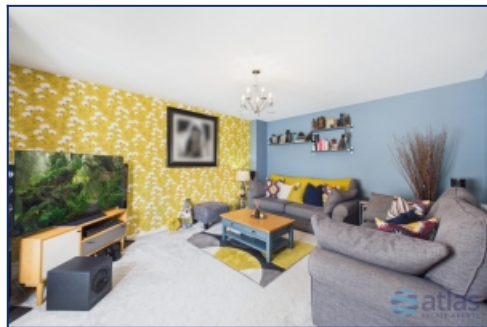
Additional Images



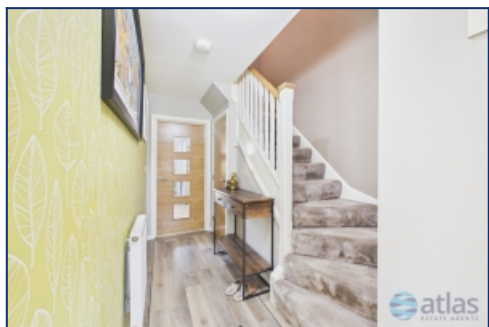
Garden



Reception Room



Reception Room



Hallway



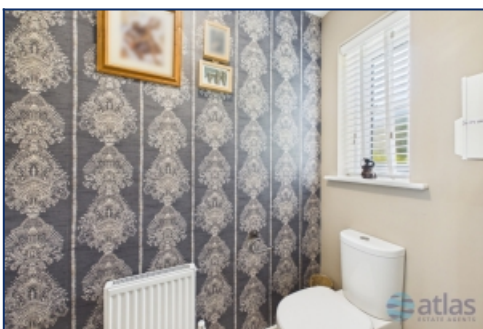
Kitchen



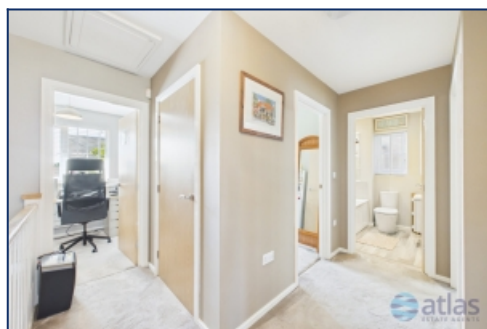
Kitchen



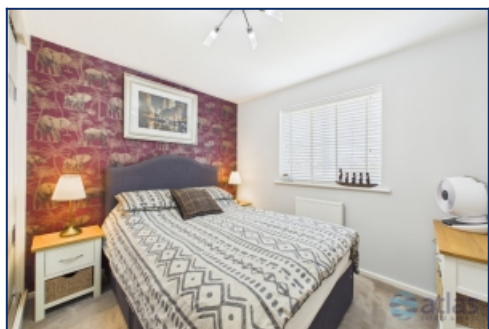
Downstairs Wc



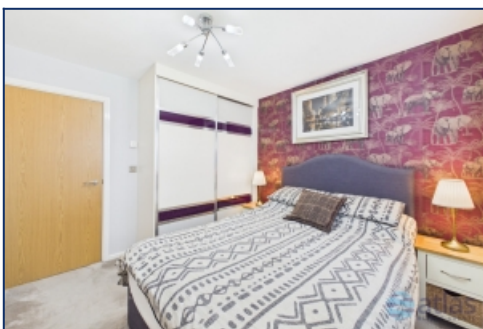
Downstairs Wc



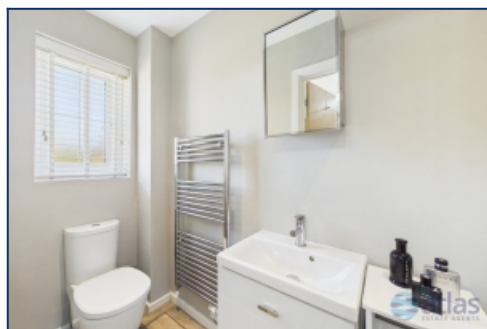
Landing



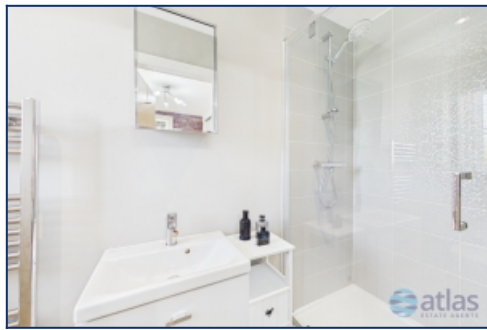
Principal Bedroom



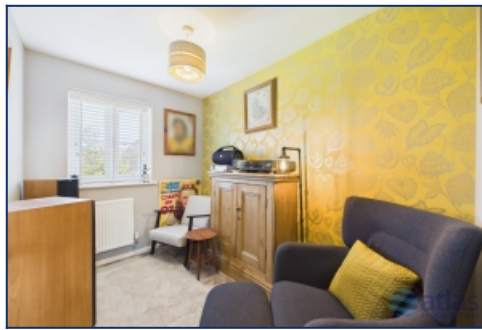
Principal Bedroom



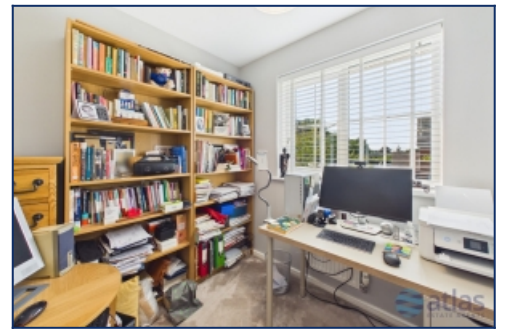
En-suite



En-suite



Bedroom Two



Bedroom Three



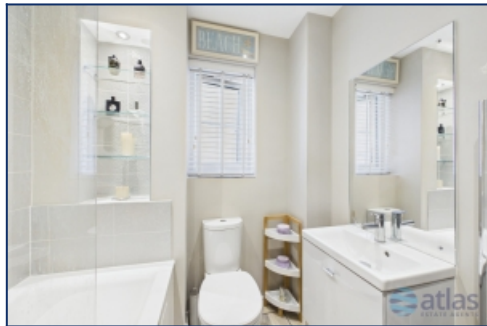
Bedroom Four



Bedroom Four



Bathroom



Bathroom



Garden



Garden



Garden

Floor Plans



Fax: 0151 727 4943

Mossley Hill, Liverpool, L18 1LN

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.