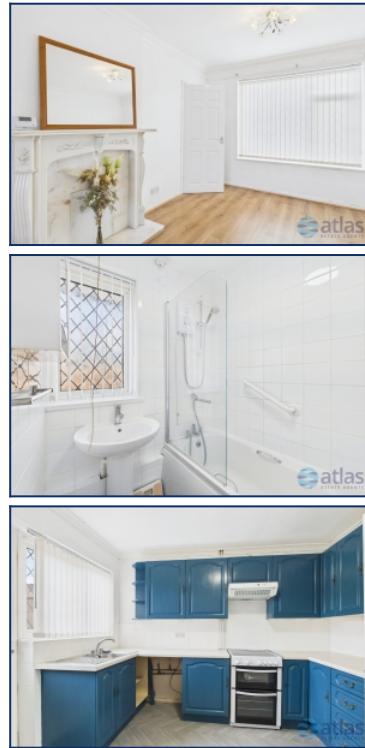


Linkfield Close, Netherley, L27



To Let - £895 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C70
- Available Immediately
- Recently Refurbished with a Light, Modern Finish
- Contemporary Kitchen and Bathroom Fittings
- Well Served by Excellent Transport Links
- Convenient Off-Road Parking
- Close to a Range of Local Shops and Amenities
- Generous Rear Garden with Patio Area, Ideal for Outdoor Use
- Double Glazing and Gas Central Heating Throughout
- Early Viewing Is Highly Recommended

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

Brought to the market by Atlas Estate Agents, this inviting terraced home in the popular Linkfield Close, Netherley, offers smart, contemporary living in a well-connected and convenient setting.

Recently refurbished throughout, the property has been finished in a light, modern style that creates a fresh and welcoming atmosphere from the moment you step inside. The accommodation is arranged over two floors, with a comfortable reception room providing an ideal space to relax or entertain. To the rear, a sleek, contemporary kitchen is thoughtfully designed, offering both style and practicality for everyday living.

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 85 square metres / 915 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Driveway
- No. of Parking Spaces: 1
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £26,850
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Upstairs, the home boasts three well-proportioned bedrooms, each offering flexibility for family life, home working or guests. A modern bathroom, fitted with contemporary fixtures and fittings, completes the first floor and continues the clean, polished feel found throughout the property.

Externally, the generous rear garden is a particular highlight, featuring a patio area that is perfect for outdoor dining, play or simply enjoying the warmer months. Off-road parking adds further convenience, while double glazing and gas central heating ensure comfort all year round.

Unfurnished and available immediately, this home is ideally located close to a range of local shops and amenities and is exceptionally well served by excellent transport links, making it a practical choice for commuters and families alike.

Early viewing is highly recommended to fully appreciate the quality, space and location this appealing property has to offer.

Additional Images



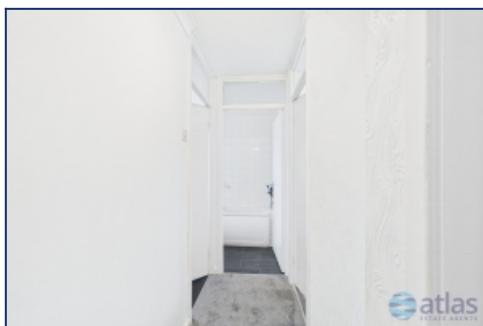
Hallway



Kitchen



Living Room



Landing



Bedroom



Bedroom



Bedroom



W.c



Garden

Floor Plans



Fax: 0151 727 4943

Mossley Hill, Liverpool, L18 1LN

Website: www.atlasestateagents.co.uk

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.