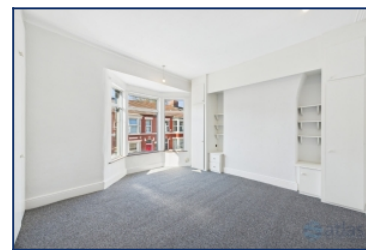
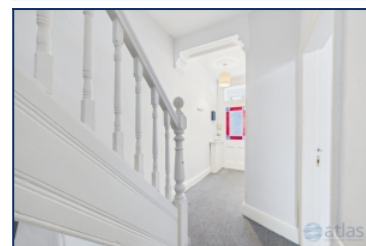
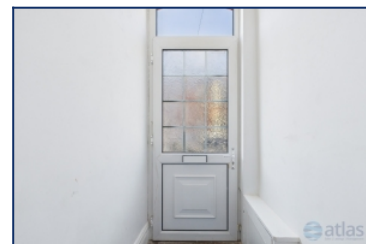


Ashbourne Road, Aigburth, L17



To Let - £1,200 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Ready for Immediate Occupation
- Bright and Airy Lounge with Charming Feature Fireplace
- Additional Reception Room Ideal for Dining or Home Office
- Generously Sized Contemporary Kitchen
- Two Well-proportioned Double Bedrooms
- Flexible Third Bedroom, Perfect as a Study or Nursery
- Stylish Bathroom with Overhead Shower
- Low-maintenance, Easy-care Outdoor Space
- Double Glazing and Energy-efficient Gas Central Heating
- Sought-after L17 Location, Moments from Aigburth Road, Lark Lane, and Sefton Park

Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. 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.

Description

Brought to the market by Atlas Estate Agents, this charming terraced home on Ashbourne Road, Aigburth, L17, presents a wonderful opportunity to let a stylish and spacious property in one of Liverpool's most desirable locations.

Set across multiple floors, this unfurnished three-bedroom residence is ready for immediate occupation and offers an ideal canvas for those seeking a comfortable yet versatile living space.

Further Details

- Furnishing: Unfurnished
- No. of Floors: 0
- Floor Space: 997 square feet / 93 square metres
- Council Tax Band: A
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £36,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Upon entry, you're welcomed into a bright and airy lounge, beautifully accented by a characterful feature fireplace — a perfect spot to unwind or entertain. A second reception room provides the flexibility for formal dining, a cosy snug, or a dedicated home office, adapting effortlessly to your lifestyle.

The generously sized kitchen boasts a contemporary finish and ample space for culinary creativity, while beyond, a low-maintenance outdoor area offers a private slice of the outdoors without the upkeep.

Upstairs, two well-proportioned double bedrooms provide ample room for rest and relaxation, while a third flexible room lends itself perfectly as a study, nursery, or guest bedroom. The stylish family bathroom features sleek fixtures and an overhead shower for convenience.

The home is complete with double glazing and an energy-efficient gas central heating system, ensuring comfort all year round.

Nestled in the heart of Aigburth, you'll find yourself just moments from the vibrant amenities of Aigburth Road and Lark Lane, with the tranquillity of Sefton Park only a short stroll away.

A delightful blend of charm, space, and location — this Ashbourne Road gem awaits your personal touch.

Additional Images



Lounge



Kitchen



Kitchen



Kitchen



Bedroom One



Dining Room



Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Bathroom



Bathroom



Yard



Yard

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: lettings@atlasestateagents.co.uk
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.