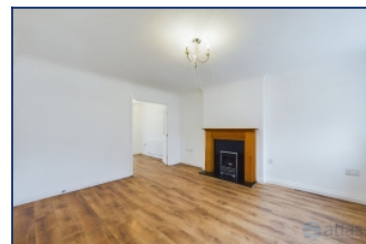


Avington Close, West Derby, L12



To Let - £1,100 per calendar month

Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Beautiful Semi Detached Family Home
- Car Driveway and Front Lawn
- Available Immediately
- Bright and Spacious Front Lounge Room
- Attractive Modern Kitchen with Gas Hob
- Bright & Airy Conservatory
- Beautiful Tiled Bathrooms 1 X Family Bathroom, 1 X En-suite Bathrooms & Downstairs W/C
- 3 Well-Appointed Bedrooms
- Bright & Airy Conservatory
- Attractive Rear Garden

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

Step into the charm and comfort of this exquisite semi-detached house on Avington Close, nestled in the sought-after area of West Derby, L12. Available immediately through Atlas Estate Agents, this beautiful family home offers an exceptional living experience, combining elegance with practicality.

Spread across two thoughtfully arranged floors, this unfurnished residence provides a spacious and adaptable layout, perfect for contemporary family life. As you enter, you'll be greeted by a bright and airy front lounge room, where natural light floods the space, accentuating the welcoming atmosphere.

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 756 square feet / 70 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob
- 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

The heart of the home is its attractive modern kitchen, featuring a sleek gas hob and ample storage, ideal for culinary creations and family gatherings. Adjacent to the kitchen, the delightful conservatory offers a serene retreat, bathed in natural light and providing a perfect spot to relax and enjoy the garden views.

Upstairs, the property boasts three well-appointed bedrooms, each thoughtfully designed to offer comfort and tranquillity. The master bedroom benefits from a stylish en-suite bathroom, while the additional family bathroom and downstairs W/C ensure convenience for all members of the household.

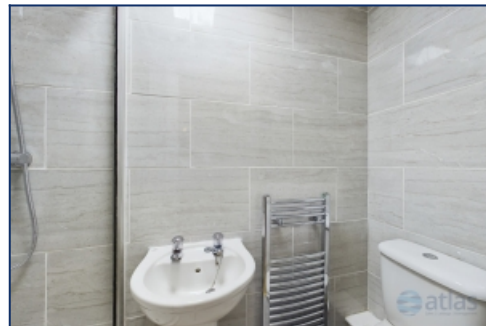
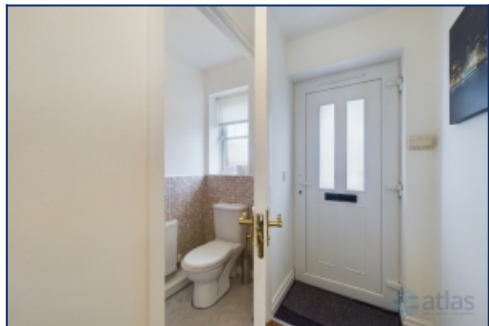
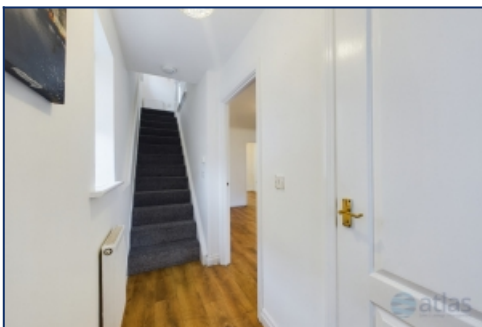
Outside, the property does not disappoint. A car driveway and front lawn offer both practicality and a touch of greenery, while the attractive rear garden presents a private outdoor sanctuary, perfect for unwinding after a long day.

With its combination of spacious interiors, modern features, and beautiful outdoor spaces, this semi-detached family home is a true gem. Don't miss the opportunity to make it your own - contact Atlas Estate Agents today to arrange a viewing and experience this wonderful property for yourself.

Additional Images



Back Garden



Floor Plans

Approximate total area^{h)}

70.25 m²
756.16 ft²

(f) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3 standard.

GERAFTE 360



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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.