

Mab Lane, West Derby, L12



To Let - £850 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C74
- Three Well Proportioned Bedrooms
- Popular Sought After Location of West Derby L12
- Modern Bathroom
- Close to West Derby Village
- Sizable Rear Garden
- Off Road Parking
- Good Public Transport Links
- Double Glazed & Gas Central Heating
- Close to Amenities & Popular Schools
- ****fully Available****

Move-in Costs

- Security Deposit: £980.76
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £196.15. 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

This charming terraced house is brought to the rental market by Atlas Estate Agents, Located on Mab Lane, West Derby, L12. Near to sought-after West Derby Village, this property boasts a perfect blend of comfort and convenience.

This residence comprises to the ground floor; entrance hall, bright living room with access to the garden, contemporary kitchen also with access to the back garden. To the first floor, two well-proportioned bedrooms, and a third bedroom perfect for a growing family or those seeking extra space for a home office/dressing room etc. The modern bathroom ensures both style and functionality, enhancing the overall appeal of the property.

Further Details

- Furnishing: Unfurnished
- No. of Floors: 0
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £25,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

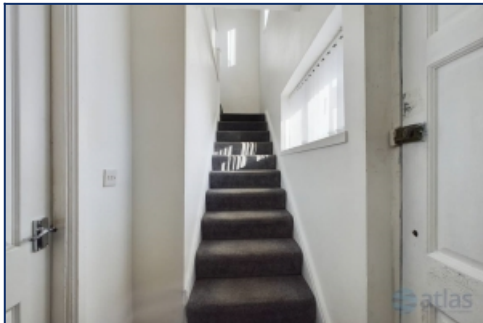
Situated close to West Derby Village, residents can enjoy the vibrant local community and access a range of amenities. The property benefits from a sizable rear garden, providing a private outdoor space for relaxation or social gatherings. Off-road parking adds to the convenience, ensuring hassle-free commuting.

Good public transport links enhance accessibility, making commuting a breeze. Double-glazed windows and gas central heating contribute to energy efficiency and comfort throughout the seasons.

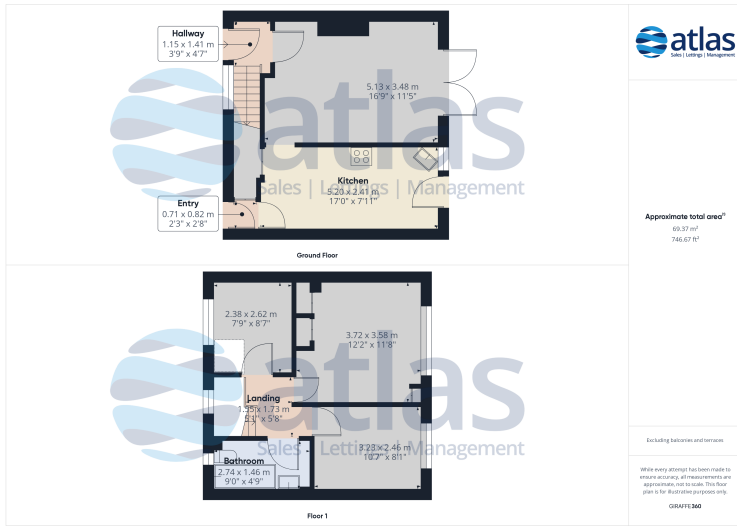
This property is offered unfurnished, allowing you the flexibility to personalize the space according to your taste and preferences. Additionally, it is in close proximity to popular schools, making it an ideal choice for families.

Don't miss the opportunity to make this house your home! Contact Atlas Estate Agents today to schedule a viewing.

Additional Images



Floor Plans



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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.