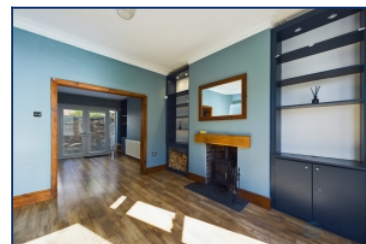


## Woodhall Road, Old Swan, L13



**To Let - £1,100 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Available Immediately for Long Term
- Well Maintained & Presented Throughout
- Open Plan Reception Room with Bay Window and Log Burner
- Contemporary Open Plan Fitted Kitchen with Appliances
- Convenient Built in Under Stair Storage
- Three Good Sized Bedrooms with Built in Furniture
- Fully Tiled Family Bathroom with Bath and Overhead Shower
- Private Gated Courtyard
- Loft Space for Storage
- Situated in the Popular Old Swan, L13 Area - Close to a Wealth of Amenities, Great Schools and Excellent Transport Links

### Further Details

- Furnishing: Part Furnished
- No. of Floors: 2
- Floor Space: 83 square metres / 895 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

### 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.

### 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

### Description

Atlas Estate Agents proudly present this beautifully maintained and well-presented terraced house, available to let immediately for long-term occupancy. Nestled on the sought-after Woodhall Road in the popular Old Swan, L13 area, this charming home offers a perfect blend of contemporary living and traditional character.

The accommodation, thoughtfully arranged over two floors, greets you with an inviting open-plan reception room. This bright and airy space boasts a bay

window, filling the room with natural light, and a cosy log burner, perfect for those cooler evenings. The seamless transition into the modern fitted kitchen creates a sociable space, ideal for entertaining. The kitchen is equipped with sleek appliances, offering a functional yet stylish environment for culinary enthusiasts. Conveniently, there is also built-in under-stair storage to keep everything tidy and organised.

Upstairs, you will find three generously sized bedrooms, each benefiting from built-in furniture, providing ample storage without compromising on space. The family bathroom is fully tiled and features a bath with an overhead shower, combining practicality with a touch of luxury.

Externally, the property enjoys a private gated courtyard, offering a tranquil outdoor space, perfect for al fresco dining or simply unwinding after a busy day.

Located in a vibrant area, this home is close to a wealth of local amenities, highly regarded schools, and excellent transport links, making it an ideal choice for families and professionals alike.

Part furnished and available immediately, this well-maintained property is ready for you to make it your home. Don't miss the opportunity to secure a stylish residence in the heart of Old Swan, L13.

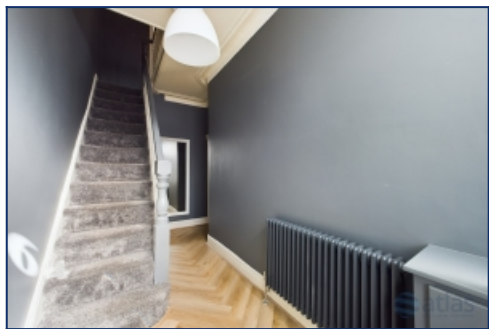
## Additional Images



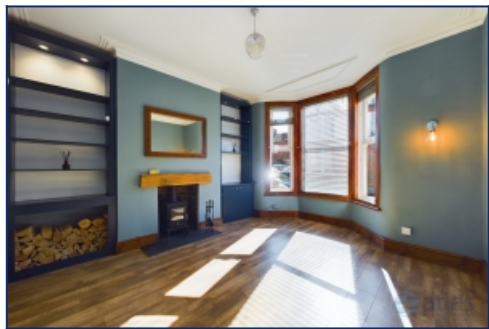
Bedroom 1



Bathroom



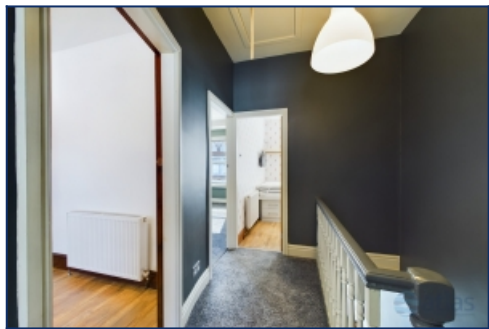
Staircase



Reception Room



Reception Room



Landing



Bedroom 2



Bedroom 3



Back



Courtyard

## Floor Plans

