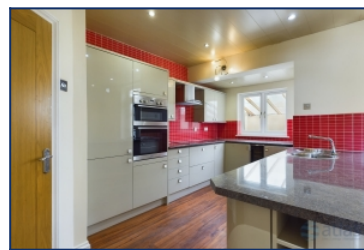
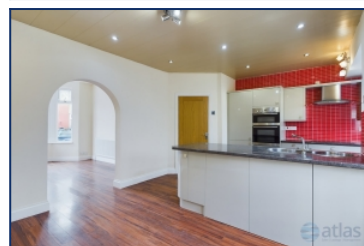
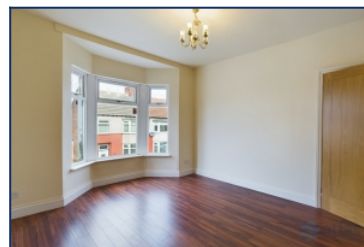


## Gorsedale Road, Mossley Hill, L18



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

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Well Presented & Maintained Throughout
- Spacious Open Plan Reception Room and Kitchen Area with Patio Doors Leading to Atrium
- Contemporary Open Plan Kitchen with Top of the Range Appliances
- Courtyard Atrium Room Offering Plentiful Light
- Convenient Under Stair Storage Area
- Three Bright and Airy Bedrooms
- Modern Shower Room
- Close to Great Transport Links - 5 Minute Walk to Mossley Hill Station
- Close to Local Green Spaces - Minutes Walk to Both Sefton and Calderstones Park
- Beautiful Family Home in Desirable L18 Location - Close to a Wealth of Amenities and Excellent Schools

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 91 square metres / 978 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Washing Machine, Tumble Dryer, Wine Cooler
- 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 presents this charming terraced house to let on Gorsedale Road, nestled in the heart of the highly sought-after Mossley Hill, L18. This beautiful family home boasts a well-maintained and inviting atmosphere, perfectly suited for those seeking both comfort and convenience.

As you step through the front door, you are greeted by a spacious open-plan reception room and kitchen area. The contemporary kitchen is equipped with top-of-the-range appliances, making it a delight for culinary enthusiasts. Patio doors lead from the reception area to a stunning courtyard atrium room, which floods the space with natural light, creating a perfect setting for both relaxation and entertaining.

The accommodation is thoughtfully arranged over two floors. The ground floor also features a convenient under stair storage area, ideal for keeping your home tidy and organized. Ascending to the first floor, you will find three bright and airy bedrooms, each offering a serene retreat from the hustle and bustle of daily life. The modern shower room is stylishly appointed, ensuring a refreshing start to your day.

Unfurnished and impeccably presented throughout, this property offers a blank canvas for you to personalize and make your own. Its location is unbeatable, with excellent transport links just a 5-minute walk away at Mossley Hill Station. Additionally, the home is mere minutes from the lush green spaces of both Sefton and Calderstones Park, perfect for weekend strolls and outdoor activities.

Families will appreciate the proximity to a wealth of amenities and excellent schools, making this an ideal home in a desirable L18 location. Don't miss the opportunity to make this delightful house your new home. Contact Atlas Estate Agents today to arrange a viewing.

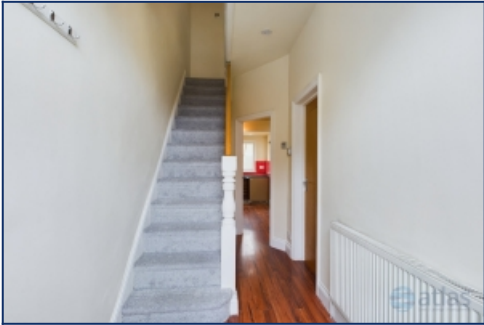
Additional Images



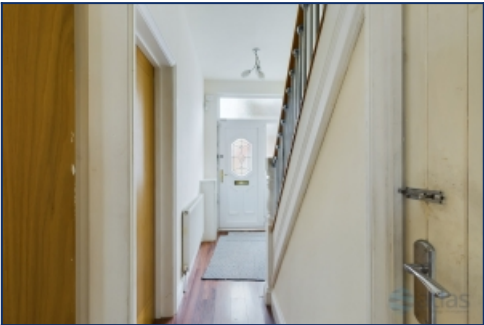
Bedroom 1



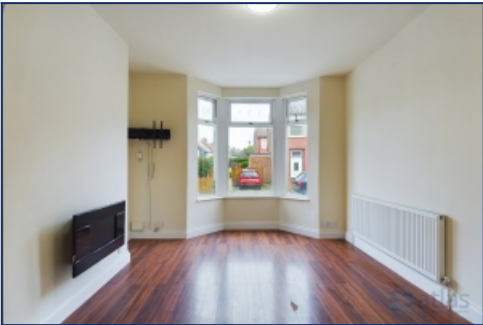
Bathroom



Stairs



Hallway



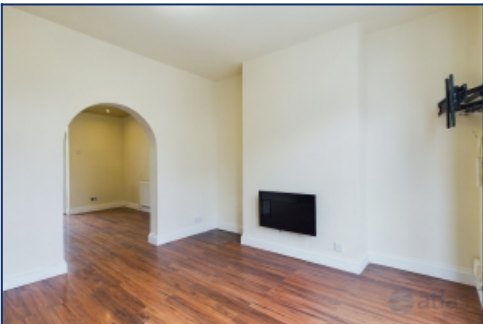
Reception Room



Reception Room



Reception Room



Reception Room



Reception Room



Kitchen

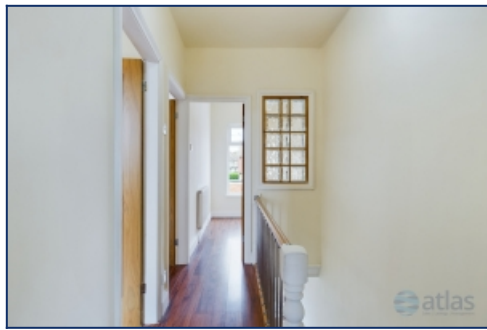


Kitchen



Kitchen





Landing



Bedroom 1



Bedroom 2



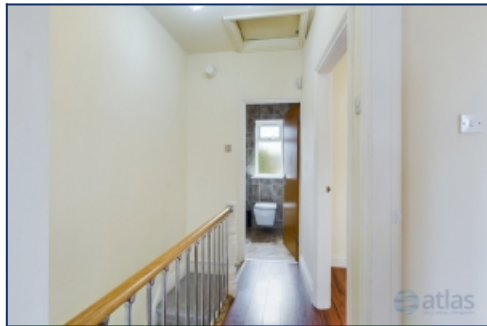
Bedroom 2



Bedroom 3



Bedroom 3



Landing



Bathroom



Atrium



Atrium

## Floor Plans



Fax: 0151 727 4943

Mossley Hill, Liverpool, L18 1LN

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.