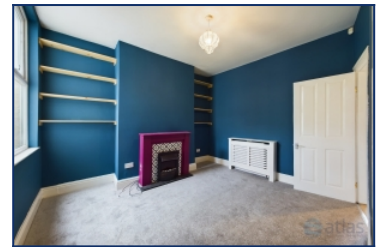


## Colinton Street, Wavertree, L15



To Let - £800 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C70
- Available Immediately for Long Term
- Two Separate Bright and Airy Reception Rooms
- Large Contemporary Fitted Kitchen with Plentiful Storage
- Convenient Under Stair Storage Cupboard
- Two Spacious and Bright Bedrooms
- Recently Renovated Modern Bathroom with Bath and Overhead Shower
- Private Gated Rear Courtyard
- Ample on Street Car Parking
- Close to a Wealth of Amenities - Minutes to Liverpool Shopping Park
- Situated in the Highly Desirable Wavertree L15 Area - Excellent Local Transport Links - Minutes from Both Edge Hill and Wavertree Technology Park Stations

### Move-in Costs

- Security Deposit: £923.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £184.62. 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

Nestled in the heart of the highly desirable Wavertree L15 area, this charming terraced house on Colinton Street is a hidden gem, now available to let through Atlas Estate Agents. Perfectly poised for long-term tenancy, this delightful unfurnished home boasts a range of modern comforts and classic charm, ideal for those seeking a serene yet connected living space.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 69 square metres / 741 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £24,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

As you step inside, you're greeted by two separate, bright, and airy reception rooms, offering versatile spaces perfect for entertaining, relaxation, or a home office. The large, contemporary fitted kitchen features plentiful storage options and ample counter space to inspire your culinary creations. The convenient under stair storage cupboard provides additional practicality, ensuring a clutter-free living environment.

Accommodation is thoughtfully arranged over two floors. Upstairs, you'll find two spacious and bright bedrooms, each offering a tranquil retreat at the end of the day. The recently renovated modern bathroom is a standout feature, complete with a bath and overhead shower, promising a spa-like experience right at home.

Outside, a private gated rear courtyard offers a secluded outdoor space, perfect for al fresco dining, gardening, or simply soaking up the sun. The ample on-street car parking adds to the convenience of this lovely home.

Situated just minutes away from Liverpool Shopping Park, the property is close to a wealth of amenities, from shops and cafes to schools and parks. Excellent local transport links, including proximity to both Edge Hill and Wavertree Technology Park stations, ensure that the entire city is easily accessible.

This enchanting terraced house is available immediately, presenting an excellent opportunity to secure a beautiful home in a vibrant, well-connected neighborhood. Don't miss out on making Colinton Street your new address in Wavertree, L15.

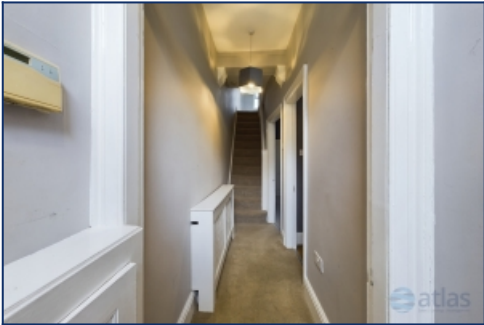
Additional Images



Bedroom 1



Hallway



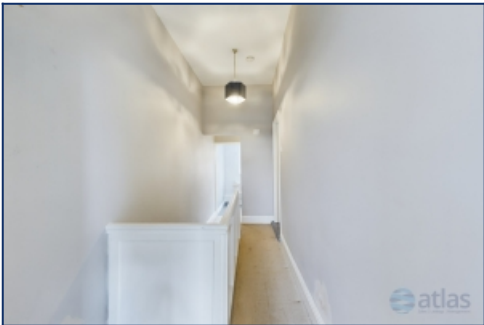
Hallway



Back Reception Room



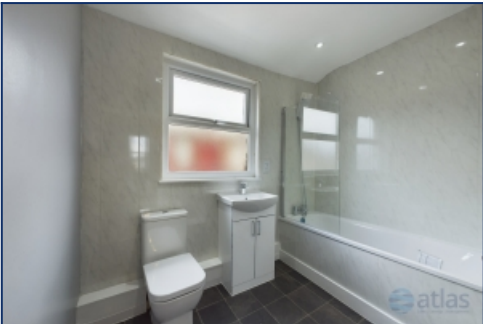
Kitchen



Landing



Bedroom 2



Bathroom

Floor Plans



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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.