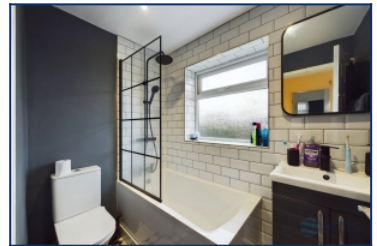


## Glendevon Road, Childwall, L16



To Let - £1,250 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Extremely Well Presented Property
- Large Contemporary Kitchen
- Modern Bathroom
- Bright and Spacious Living Room
- Rear Decked Patio Area
- Good Sized Rear Garden
- Excellent Transport Links
- Excellent Location - Close to a Wealth of Amenities
- Close to Good Schools
- 10 Minute Drive from City Centre

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 74 square metres / 797 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street, Off Street, Driveway
- Outside Space: Patio/Decking, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Fridge/Freezer, Dishwasher
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,442.30
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £288.46. 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: £37,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

Introducing this exquisite property, brought to the market by Atlas Estate Agents, presenting an enticing opportunity to let a stunning semi-detached house situated in the sought-after area of Glendevon Road, Childwall, L16.

This tastefully designed residence boasts a spacious layout arranged over two floors, offering a comfortable and inviting atmosphere for its occupants. Upon entry, you are greeted by a large contemporary kitchen, perfect for culinary enthusiasts and hosting gatherings alike. The kitchen seamlessly flows into a bright and spacious living room, providing an ideal space for relaxation and entertainment.

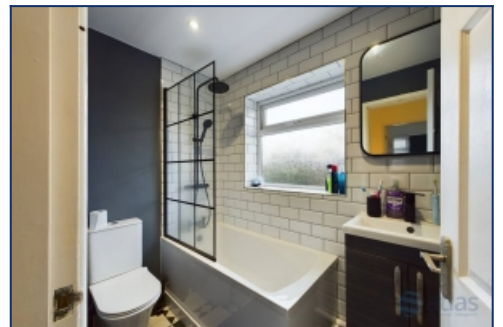
The accommodation comprises; on the ground floor, a bright and welcoming hallway leading to the large contemporary kitchen, perfect for culinary enthusiasts with sliding doors onto the garden and a bright and spacious living room, providing an ideal space for relaxation and entertainment. Upstairs, there are three generously sized bedrooms, providing ample space for family living or accommodating guests. Completing the layout is a modern bathroom, ensuring both convenience and style.

Externally, this property does not disappoint, featuring a rear decked patio area leading to a good-sized rear garden, offering the perfect setting for outdoor leisure activities or alfresco dining.

Conveniently located, this residence enjoys excellent transport links, making commuting a breeze, while also being in close proximity to a wealth of amenities, including shops, restaurants, and recreational facilities. Furthermore, the property is situated near good schools, making it an ideal choice for families.

In summary, this impeccably presented property offers a rare combination of modern comfort, convenience, and style, making it an ideal choice for those seeking a superior rental experience. Don't miss out on the opportunity to make this house your new home. Contact Atlas Estate Agents today to arrange a viewing.

## Additional Images





Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [lettings@atlasestateagents.co.uk](mailto:lettings@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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.