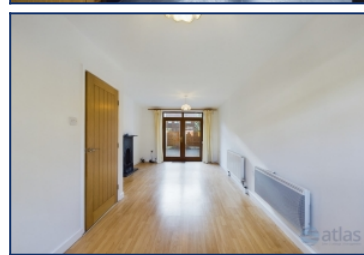
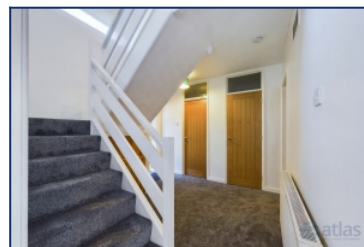


## Greens Walk, Sefton Park, L17



**To Let - £1,150 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Available Immediately for Long-term Tenancy
- Perfect Family Home with Three Bright and Spacious Double Bedrooms
- Stylish Contemporary Kitchen with an American-style Fridge Freezer, Dishwasher, and Washer/dryer
- Generous Open-plan Living and Dining Area with French Doors Leading to the Garden
- Modern Fully Tiled Bathroom Featuring a Walk-in Shower
- Convenient Downstairs W.c.
- Prime Location with Ample Local Amenities Nearby
- Enclosed Large Rear Garden with Gated Access
- Charming Period Features Throughout, Including a Cast Iron Fireplace and Wooden Doors
- Ideally Situated Directly Opposite Fabulous Green Space Sefton Park

### Move-in Costs

- Security Deposit: £1,326.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £265.38. 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.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 86 square metres / 921 square feet
- Local Authority: Liverpool City Council
- Parking: Allocated
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Fridge/Freezer, Washer Dryer, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £34,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

## Description

Brought to the market by Atlas Estate Agents, this delightful terraced house offers a rare opportunity to secure a family home in one of Liverpool's most sought-after locations. Situated in Greens Walk, L17, across the road from Sefton Park, this property is ideal for those seeking a peaceful yet convenient setting, with a range of local amenities just a stone's throw away.

The accommodation, arranged over two well-proportioned floors, comprises three bright and spacious double bedrooms, perfect for families or those in need of extra space. Each room exudes charm, with period features such as a cast iron fireplace and original wooden doors, adding character and warmth throughout.

The stylish, contemporary kitchen is a true highlight, equipped with an American-style fridge freezer, a dishwasher, and a washer/dryer – ensuring convenience for modern living. The generous open-plan living and dining area provides the perfect space for family gatherings and entertaining, with large French doors that open out to a substantial rear garden, offering a peaceful retreat for outdoor relaxation.

The fully tiled bathroom has been designed with modern living in mind, featuring a walk-in shower for added comfort and convenience. For added practicality, there is a convenient downstairs W.C.

The property benefits from an enclosed, large rear garden with gated access, perfect for outdoor activities and al fresco dining.

## Additional Images



Bathroom



Bedroom 2



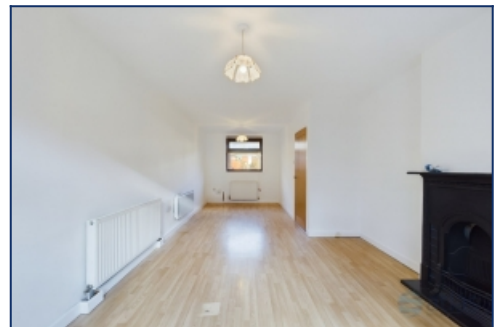
Entrance Hallway



Hall



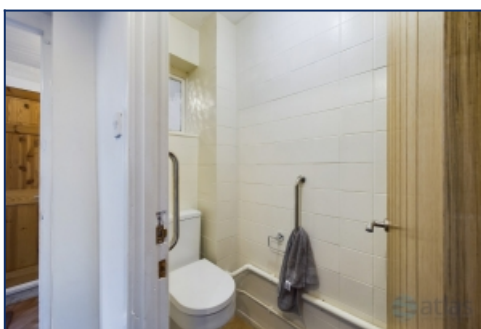
Lounge



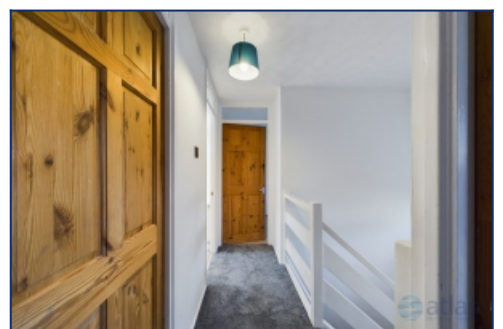
Lounge



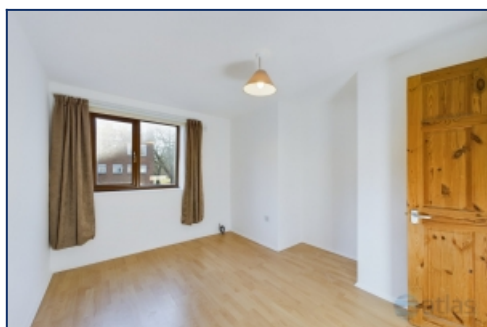
Kitchen



Downstairs W.c.



Landing



Bedroom 1



Bedroom 3



Rear External





Rear Garden



Rear Garden

Floor Plans



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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.