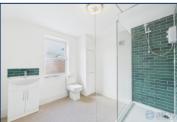


## Palmerston Road, Garston, L19









# To Let - £900 per calendar month

#### **Key Features**

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Ready for Immediate Occupancy
- Spacious Open-Plan Living and Dining Area
- Contemporary Fitted Kitchen with Modern Finishes
- Two Generously Sized Double Bedrooms
- Stylish and Modern Shower Room
- Large Rear Yard, Perfect for Outdoor Living
- Useful Basement Providing Additional Storage or Flexible Space
- Within Walking Distance of Liverpool South Parkway Station
- Fully Double-Glazed and Equipped with Efficient Gas Central Heating
- Located in the Highly Desirable L19 Area, Close to Local Amenities, Excellent Transport Links, and Outstanding Schools

#### **Move-in Costs**

- Security Deposit: £1,038.46
- To secure this property you are required to pay a holding deposit
  equal to one weeks rent, £207.69. 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: 3
- Floor Space: 988 square feet / 92 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Bills Included: None

#### **Letting Information**

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £27,000
- 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 on Palmerston Road, Garston, L19, is available to let and ready for immediate occupancy.

Arranged over three floors, the property offers versatile and spacious accommodation, perfect for modern living. The ground floor features a bright and

generous open-plan living and dining area, seamlessly flowing into a contemporary fitted kitchen with stylish modern finishes.

Upstairs, there are two generously sized double bedrooms and a sleek, modern shower room, providing comfortable living space. The lower ground floor boasts a useful basement, ideal for additional storage or flexible use to suit your lifestyle.

Outside, a large rear yard offers an excellent space for outdoor living, entertaining, or simply relaxing in privacy. The property is fully double-glazed and equipped with efficient gas central heating, ensuring comfort throughout the year.

Situated in the highly sought-after L19 area, the home is within walking distance of Liverpool South Parkway station and close to local amenities, outstanding schools, and excellent transport links.

Offered unfurnished, this attractive home is ready for you to move straight in.

#### **Additional Images**











**Dining Area** 













Yard

### **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 Website: 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.