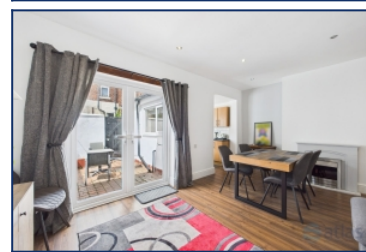
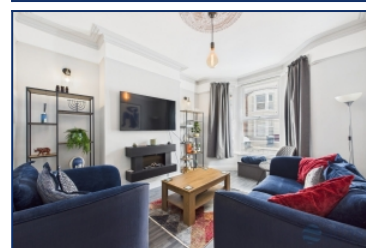
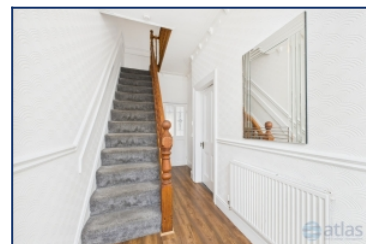


Claremont Road, Wavertree, L15



To Let - £1,200 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Ready for Immediate Occupation
- Stunning Fireplaces in Both Reception Rooms
- Spacious Open-Plan Living and Kitchen Area
- Contemporary, Fully-Equipped Kitchen
- Two Double Bedrooms and a Versatile Third Bedroom
- Stylish, Modern Bathroom
- Charming, Low-Maintenance Rear Yard
- Conveniently Located Near Smithdown Road and Allerton Road
- Close to Beautiful Green Spaces, Including the Mystery Park
- Within Easy Reach of Top-Rated Local Schools

Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. 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

Atlas Estate Agents are delighted to present this charming and characterful terraced home, to let on the ever-popular Claremont Road in Wavertree, L15. Brimming with style and sophistication, this beautifully furnished property is ready for immediate occupation, offering the perfect blend of period features and modern convenience.

Step inside and you're greeted by a warm and inviting atmosphere, beginning with a front reception room that exudes character, complete with a stunning original fireplace. Towards the rear, the second reception room has been thoughtfully opened up to create a spacious living and kitchen area – a stylish,

Further Details

- Furnishing: Furnished
- No. of Floors: 2
- Floor Space: 951 square feet / 88 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £36,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

sociable space that's perfect for both relaxing and entertaining. The fireplace here adds a touch of elegance, while the contemporary, fully-equipped kitchen ensures modern convenience.

Upstairs, the property offers three well-proportioned bedrooms – two generous doubles and a third room that lends itself perfectly to use as a nursery, home office or guest room. The modern bathroom is stylishly appointed, featuring quality fittings and a fresh, clean design.

Outside, a charming rear yard offers a low-maintenance outdoor space to enjoy a morning coffee or evening breeze.

Perfectly situated just a stone's throw from Smithdown Road and Allerton Road, you'll find an excellent choice of shops, cafés, and restaurants, while The Mystery Park and other nearby green spaces provide a welcome retreat. Families will also appreciate the close proximity to top-rated local schools.

This exceptional home offers comfortable, stylish living in one of Liverpool's most sought-after locations – early viewing is highly recommended

Additional Images



Living/Dining Area



Living/Dining Area



Living/Dining Area



Kitchen



Kitchen



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Yard

Floor Plans



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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.