

## Grovedale Road, Mossley Hill, L18



To Let - £1,300 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Spacious, Modern Family Home
- Available Immediately for Long Term
- Beautifully Presented, Recently Refurbished Home L18
- Contemporary Kitchen/diner with Modern Fixtures and Fittings
- Contemporary Tiled Bathroom with Luxury Shower Enclosure
- Two Bright and Spacious Reception Rooms
- Convenient Downstairs Wc
- 3 Minute Walk to Penny Lane
- Highly Sought After Area of Mossley Hill L18
- Close to Excellent Schools - Great Transport Links

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 92 square metres / 995 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Induction), Washing Machine
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,500.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £300.00. 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: £39,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

Introducing an exquisite property, skillfully brought to the market by Atlas Estate Agents, we present to you an inviting terraced house, nestled in the heart of the highly sought-after Grovedale Road, Mossley Hill, L18. This beautifully presented and recently refurbished home is available for long-term rental and is ready to welcome you with open arms.

Spanning 92 square meters, this contemporary gem offers a spacious haven arranged over two floors, boasting a modern, unfurnished interior. As you step inside, you'll be greeted by an impeccably designed kitchen/diner, adorned with sleek, modern fixtures and fittings that will awaken your culinary creativity.



Featuring not one, not two, but three bright and spacious reception rooms, this home promises versatile living spaces to suit your needs. Be it cozy evenings by the fireplace or lively gatherings with friends and family, you'll find the perfect spot to create cherished memories.

This modern family home hosts three generously sized bedrooms, perfect for restful nights and tranquil mornings. The contemporary tiled bathroom pampers you with a luxury shower enclosure, turning your daily routine into a spa-like experience.

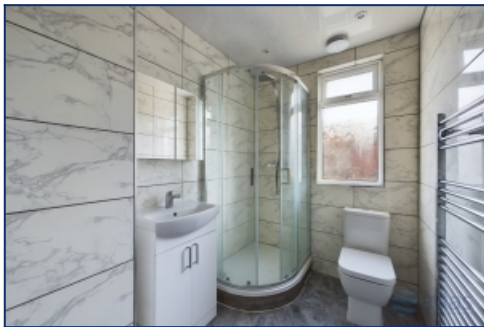
In addition to the charms of the property itself, its location is truly exceptional. Just a 3-minute stroll will lead you to the iconic Penny Lane, a hub of vibrant culture and community life. This enviable position also places you within close reach of excellent schools, ensuring the highest quality of education for your loved ones. For those who need to commute, fantastic transport links will make your daily journeys a breeze.

Don't miss the opportunity to make this elegant Mossley Hill abode your own. With immediate availability, it's time to embrace a lifestyle of comfort and convenience in this splendid, recently refurbished home. Contact Atlas Estate Agents today to secure your new haven in the heart of L18.

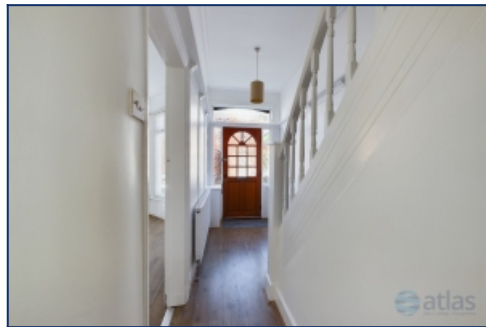
## Additional Images



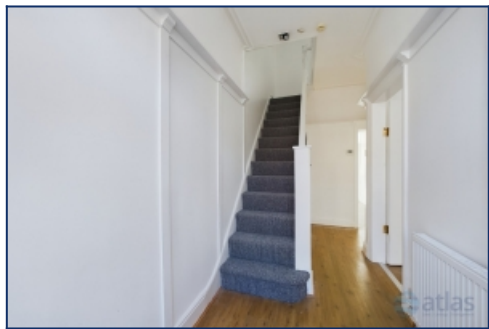
Bedroom 2



Bathroom



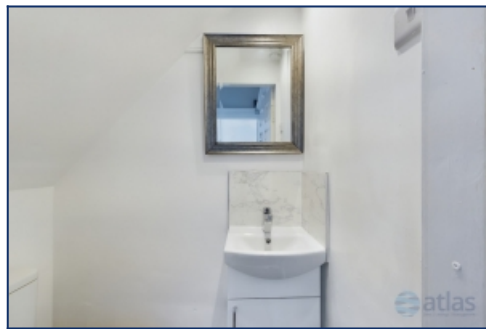
Hallway



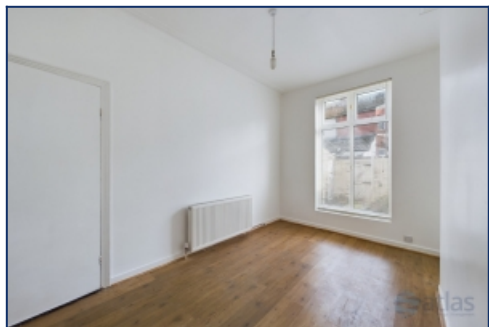
Stairs



Front Living Room



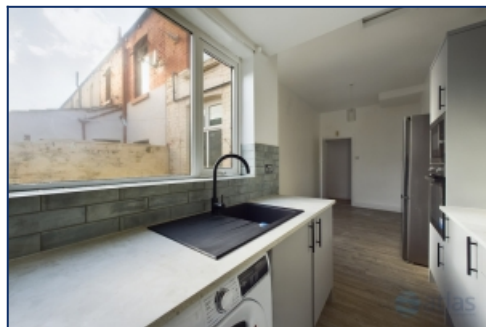
Downstairs W.c



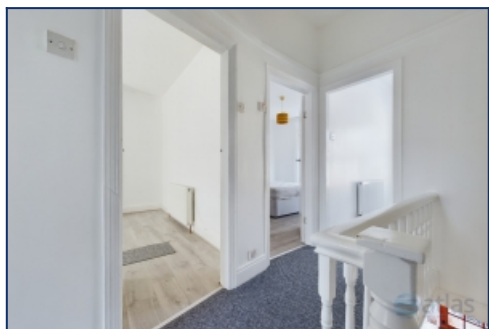
Rear Reception Room



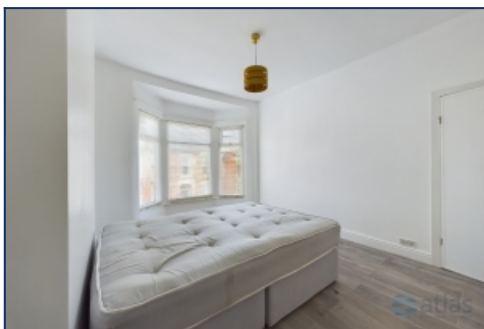
Dining Area/Kitchen



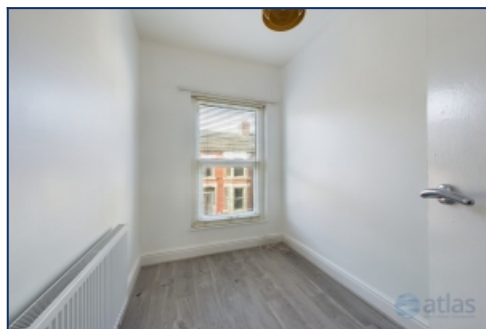
Kitchen / Dining Area



Landing



Bedroom 1



Bedroom 3

## Floor Plans





92.40 m<sup>2</sup>  
994.55 ft<sup>2</sup>

Reduced headroom  
0.30 m<sup>2</sup>  
3.19 ft<sup>2</sup>

(7) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**ORAFFE360**



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.