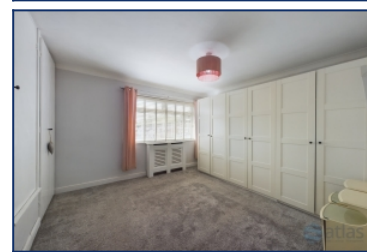
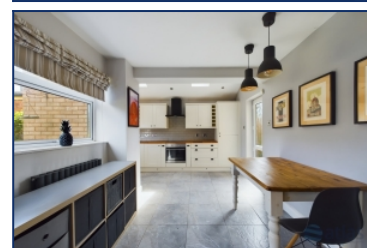
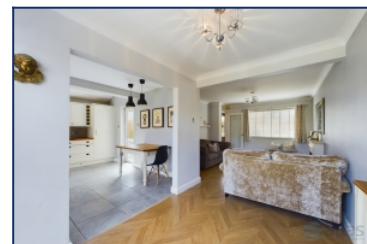


Oxton Close, Aigburth, L17



To Let - £1,325 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Available Early December for Long Term - Lovely Family Home in Quiet Cul-De-Sac - Desirable L17 Aigburth Location
- Part Furnished - Decorated to an Exceptional Standard with All Visible Furnishings Available
- Spacious Open Plan Reception Room with Patio Doors to Rear
- Contemporary Fitted Kitchen with Dining Area, Appliances, Velux Windows and Patio Door to Courtyard
- Two Bright and Airy Bedrooms
- Master Bedroom Contains Large Built in Storage Cupboard
- Attractive Modern Family Bathroom with Bath and Overhead Shower
- Large Garden with Patio Area
- Near to Excellent Transport Links, Popular Schools and Local Green Spaces
- Desirable L17 Location - Close to a Wealth of Amenities - Minutes to Aigburth Road, Lark Lane & Sefton Park

Move-in Costs

- Security Deposit: £1,528.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £305.77. 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: Part Furnished
- No. of Floors: 2
- Floor Space: 68 square metres / 737 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Dishwasher
- Bills Included: None

Letting Information

- Date Available From: 05/12/25
- Minimum Term: 12 months
- Minimum Annual Household Income: £39,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Description

Step into a world of suburban tranquility with this charming semi-detached house, meticulously brought to the market by Atlas Estate Agents. Nestled within the serene confines of Oxtan Close, Aigburth, L17, this inviting abode offers a haven for those seeking comfort and convenience.

As you cross the threshold, you're greeted by a warm ambiance that permeates every corner of this lovely family home. The accommodation spans two floors, with the ground floor boasting a spacious open-plan reception room, perfect for both relaxation and entertainment. Adorned with patio doors leading to the rear garden, natural light floods the space, creating an inviting atmosphere for gatherings or quiet evenings in.

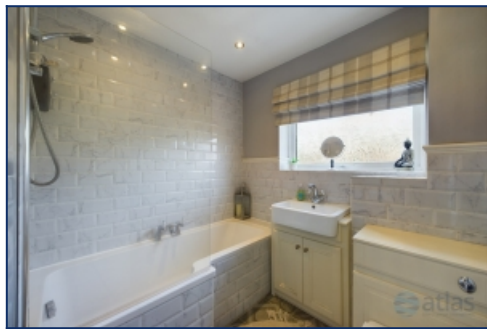
Adjacent to the reception room lies the contemporary fitted kitchen, a culinary haven complete with modern appliances, Velux windows, and a dining area bathed in sunlight. Step through the patio door and find yourself in a charming courtyard, ideal for al fresco dining or simply basking in the sunshine.

Ascending the staircase, you'll discover two bright and airy bedrooms, each offering a peaceful retreat for rest and rejuvenation. The master bedroom features a large built-in storage cupboard, ensuring ample space for your belongings. Completing the upper level is the attractive modern family bathroom, complete with a bath and overhead shower, offering a sanctuary for relaxation after a long day.

Outside, the large garden beckons, with a patio area perfect for outdoor gatherings or simply unwinding amidst nature's embrace. And with excellent transport links, popular schools, and local green spaces nearby, convenience is never far away.

In the heart of the desirable L17 Aigburth, this property is more than just a house; it's a place to call home. Available immediately for long-term lease, decorated to an exceptional standard, and part-furnished for your convenience, seize the opportunity to make this serene retreat yours today. Minutes from Aigburth Road, Lark Lane, and Sefton Park, immerse yourself in the vibrant community and rich amenities that await.

Additional Images



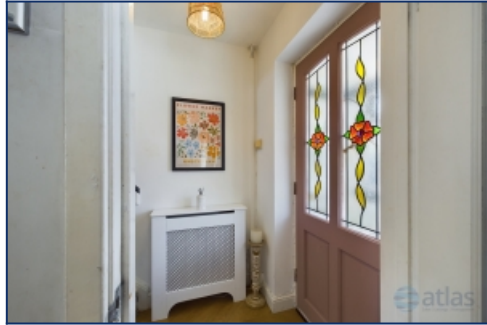
Bathroom



Garden



Porch



Entrance



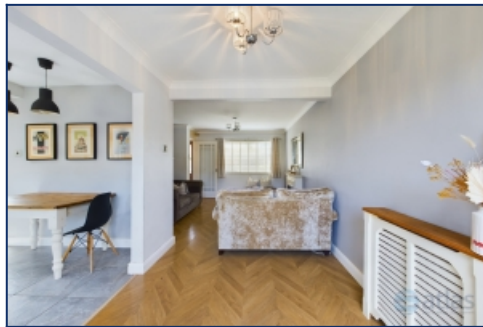
Stairs



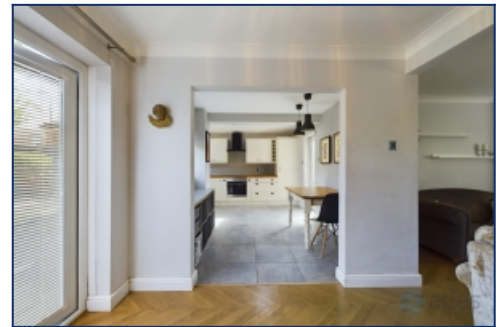
Front Reception Room



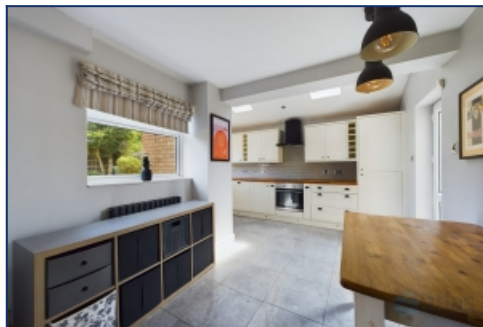
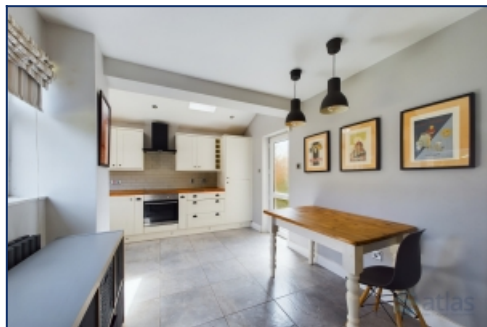
Front Reception Room



Reception Area



Reception Area



Kitchen/Dining Area



Kitchen

Kitchen/Dining Area



Side Courtyard

Kitchen/Dining Area



Landing



Bedroom 1



Bathroom



Bedroom 2



Patio Doors



Garden



Front



Front Door



Parking Space



Parking Space

Floor Plans



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Mossley Hill, Liverpool, L18 1LN

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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.