

## Comer Wall Way, Halewood, L26









# To Let - £1,800 per calendar month

#### **Key Features**

- 3 Bedroom 2 Bathroom Detached House
- EPC Rating: B
- Ultra-Fast Broadband Included in the Rent
- Fully Furnished Throughout
- Convenient Downstairs W.C.
- Stylish and Contemporary Kitchen
- Three Double Bedrooms, One with En-Suite
- Modern Family Bathroom
- Well-Maintained Front and Rear Gardens
- Driveway Providing Off-Road Parking
- Situated in a Highly Desirable Location Within the Popular L26 Area
- Available Immediately Early Viewing Highly Recommended

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

- Security Deposit: £2,076.92
- To secure this property you are required to pay a holding deposit
  equal to one weeks rent, £415.38. 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: Furnished
- No. of Floors: 2
- Floor Space: 958 square feet / 89 square metres
- Council Tax Band: C
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Bills Included: Internet

### **Letting Information**

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £54,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### **Description**

Brought to the market by Atlas Estate Agents, this beautifully presented detached home on Comer Wall Way, Halewood (L26) offers modern living in one of the area's most sought-after residential locations.

Arranged over two floors, the accommodation has been thoughtfully designed to provide both comfort and style. The heart of the home is the stylish and contemporary kitchen, perfectly equipped for both everyday living and entertaining, while the inviting reception room offers a relaxing space to unwind. A convenient downstairs W.C. adds further practicality to the ground floor.

Upstairs, you'll find three well-proportioned bedrooms, one benefiting from a sleek en-suite shower room. A modern family bathroom completes the first-floor accommodation.

The property is fully furnished throughout, presented with tasteful, modern décor, and includes ultra-fast broadband within the rent – perfect for home working or streaming. Externally, there are well-maintained front and rear gardens, along with a driveway providing off-road parking.

Located in the ever-popular L26 area, this home offers easy access to local schools, shops, and transport links, making it ideal for professionals and families alike.

Available immediately, this stunning home is ready to move straight into - early viewing is highly recommended.

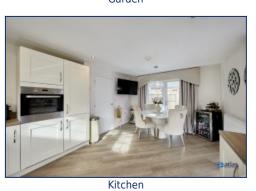
## **Additional Images**





Hallway





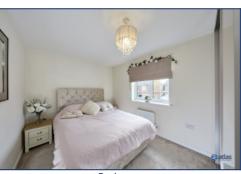
















Bedroom Bedroom Bathroom







Garden External External External



External

## **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.