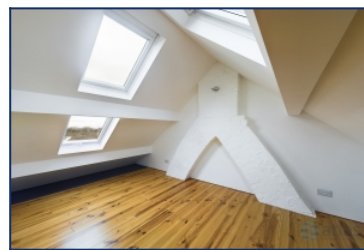
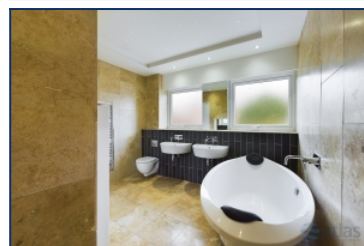


## Hillfoot Green, Woolton, L25



**To Let - £1,100 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C71
- Extremely Well Presented & Maintained
- Rear Garden With Lawn & Patio Area
- Cul De Sac Location
- Off Road Parking
- Recently Refurbished to a Good Standard
- Spacious Family Bathroom
- Through Lounge/Dining Area
- Loft Conversion With Separate WC
- Close to Good Schools & Local Amenities
- Good Public Transport Links

### Move-in Costs

- Security Deposit: £1,269.23
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £253.85. 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

Welcome to this beautiful terraced house in Hillfoot Green, Woolton, L25, brought to you by Atlas Estate Agents. With a location in a quiet cul de sac, this stunning property boasts a kitchen, reception room, two bedrooms, and a spacious family bathroom, with accommodation arranged over three floors.

This property has recently been refurbished to a good standard and is extremely well presented and maintained. The through lounge/dining area creates an open and bright living space, perfect for entertaining guests or relaxing with family.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 3
- Floor Space: 96 square metres / 1,038 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Fridge, Freezer
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £33,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted



The property also benefits from a loft conversion with a separate WC, providing additional living space for you and your family. With 96 square meters of living space, there is plenty of room to make this house your home.

The rear garden is a real gem, with a beautiful lawn and patio area perfect for al fresco dining, and a great place for children to play. The property also has off-road parking, providing convenient and secure parking for your vehicle.

Located close to good schools and local amenities, this property benefits from excellent public transport links, making it an ideal choice for families and commuters alike. Don't miss this opportunity to make this stunning property your home!

Additional Images



Hallway



Hallway



Living Area



Living Area



Kitchen



Kitchen



Landing



Bathroom 1



Bathroom 1



Bathroom 1



Bedroom 1



Bedroom 1



Bedroom 1



Loft Conversion



Loft Conversion



Loft Wc



Loft Bedroom En Suite



Back Garden

## 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](mailto:lettings@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.