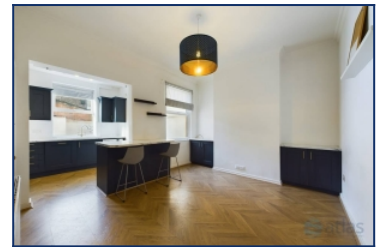
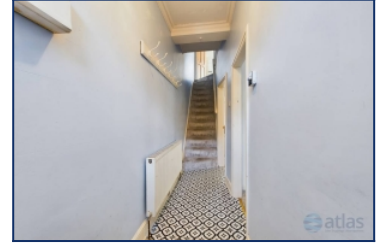


## Lucerne Street, Aigburth, L17



**To Let - £1,200 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D57
- Modern Fitted Kitchen With Appliances & Living/Dining Area
- Excellent Location Close to Lark Lane & Sefton Park
- Close Proximity to Restaurants & Bars
- Two Reception Rooms
- Sought After South Liverpool Location
- Loft Room Providing a 3rd Bedroom
- **\*\*FULLY AVAILABLE IMMEDIATELY\*\***
- Enclosed Rear Courtyard
- Sizeable Family Home

### 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

Well presented 3 bed terraced house, spread over three floors, to the ground floor there is an attractive entrance hall, front living room and contemporary kitchen open onto a large rear reception room with attractive wooden herringbone floor. To the first floor there is a modern bathroom, and two good sized bedrooms, the third bedroom or office is located on the second floor.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 0
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Washing Machine, Dishwasher
- 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

Additional Images



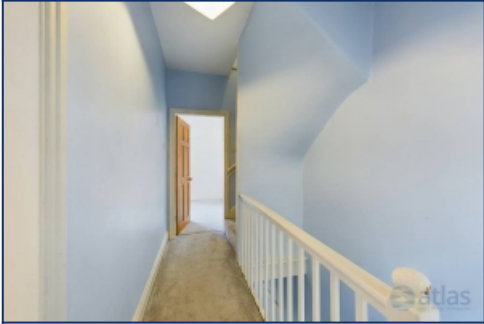
Bathroom



Kitchen/Dining/Reception



Kitchen



1st Floor Landing



2nd Bedroom



Master Bedroom



3rd Bedroom



Floor Plans



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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.