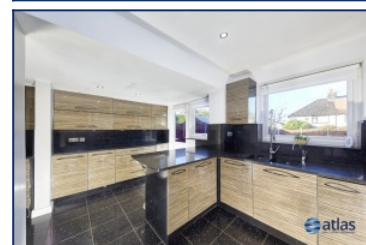
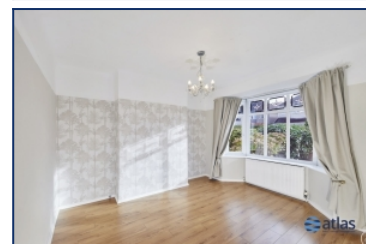
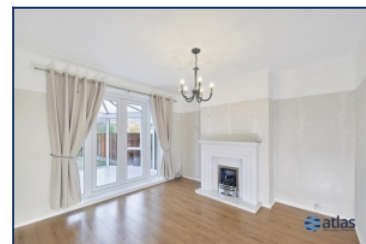


Orton Road, Childwall, L16



To Let - £1,350 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- No Onward Chain & Recently Refurbished
- Beautifully Presented Family Home in Highly Desirable Area of L16
- Master Bedroom with Fitted Furniture
- Modern Shower Room
- Front Porch with Stained Glass Windows
- Converted Garage Providing Additional Kitchen/dining Space
- Sunroom Offering 360 Views of the Large Garden
- Excellent Transport Links - 4 Minute Drive to Broadgreen Station and Easy Access to Motorway
- Close to Beautiful Parks and Excellent Schools
- Available Mid-april!

Move-in Costs

- Security Deposit: £1,557.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £311.54. 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 Orton Road, Childwall, L16 – a stunning semi-detached haven brought to you by Atlas Estate Agents. Nestled in the heart of the highly desirable area, this beautifully presented family home is a testament to modern living and thoughtful design.

Upon entering through the charming front porch adorned with stained glass windows, you're welcomed into a residence where classic meets contemporary. The accommodation is thoughtfully arranged over two floors, offering a seamless flow throughout.

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 109 square metres / 1,173 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Fridge, Dishwasher
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £40,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The ground floor boasts a fully equipped kitchen, perfect for culinary creations, complemented by two spacious reception rooms that provide the ideal backdrop for entertaining guests or simply unwinding with loved ones. The converted garage adds an unexpected twist, providing additional kitchen/dining space, enhancing the home's functionality.

Ascend the staircase to discover three inviting bedrooms, including a master bedroom adorned with fitted furniture, ensuring a perfect blend of comfort and convenience. The modern shower room exudes luxury, offering a tranquil retreat after a long day.

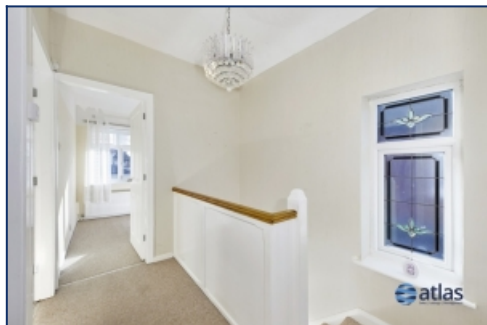
Noteworthy is the sunroom, offering panoramic 360 views of the expansive garden. Bask in natural light and relish in the peaceful surroundings. The outdoor space is perfect for hosting gatherings, playing with family, or simply enjoying the serenity.

Convenience is key, and this property doesn't disappoint. With no onward chain and recent refurbishments, the home is available immediately, ready to welcome its new owners. Excellent transport links, including a 4-minute drive to Broadgreen station and easy access to the motorway, make commuting a breeze.

Nature enthusiasts will appreciate the proximity to beautiful parks, while families will be pleased with the accessibility to excellent schools. This residence seamlessly combines the tranquility of suburban living with the convenience of urban amenities.

In summary, Orton Road is more than a house; it's a home where memories are made. Immerse yourself in the charm of Childwall, where every detail has been considered for a harmonious and contemporary lifestyle. Viewings are highly recommended - your new beginning awaits.

Additional Images



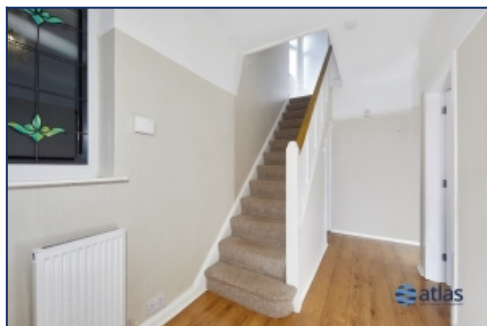
Landing



Bedroom 1



Porch/Entrance



Stairs



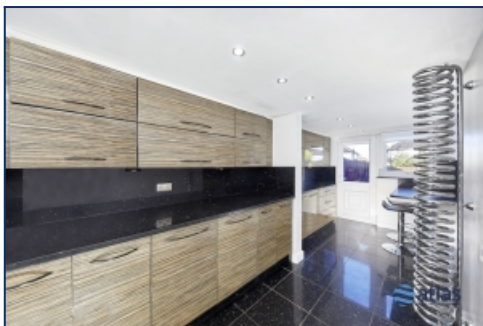
Sunroom



Kitchen



Kitchen



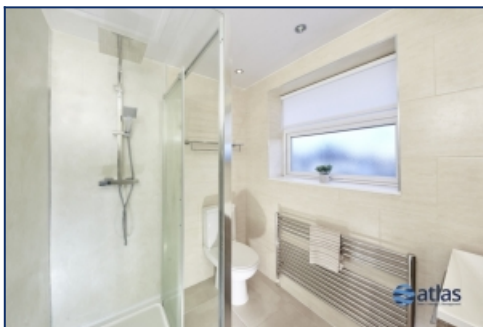
Kitchen



Bedroom 2



Bedroom 3



Bathroom



Garden

Floor Plans



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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.