Botanic Place, Fairfield, L7









To Let - £975 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Contemporary Open-Plan Living Accommodation
- Spacious Living Room with Bay Windows
- Modern Fitted Kitchen
- Well-Proportioned Bedrooms
- Front Bedroom Featuring Attractive Bay Windows
- Stylish Ground Floor Bathroom
- Generous Rear Yard with Paved Patio Area
- Sought-After L7 Location
- Viewing Highly Recommended

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 69 square metres / 743 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric)
- Bills Included: None

Move-in Costs

- Security Deposit: £1,125.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £225.00. 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.

Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £29,250
- Guarantor NOT required (subject to referencing)

Description

Brought to the market by Atlas Estate Agents, this attractive semi-detached house presents a wonderful opportunity to rent a contemporary home in the sought-after area of Botanic Place, Fairfield, L7. Offered on an unfurnished basis, the property provides thoughtfully arranged accommodation across two floors, combining modern styling with comfortable living spaces.

Upon entering, you are welcomed by a spacious living room, enhanced by attractive bay windows which allow plenty of natural light to fill the space. The contemporary open-plan layout creates a lovely setting for both relaxing and entertaining, leading through to a modern fitted kitchen which offers a stylish and practical space for everyday living.

To the first floor, the property continues to impress with two well-proportioned bedrooms, with the front bedroom benefiting from an attractive bay window. Completing the accommodation is a stylish ground floor bathroom, finished to complement the property's contemporary feel.

Externally, the property boasts a generous rear yard with a paved patio area, providing an ideal spot for outdoor relaxation during the warmer months.

Situated in the popular L7 postcode, the property is conveniently positioned for a range of local amenities, transport links and everyday facilities. With its appealing layout, modern interiors and outdoor space, this property would make an excellent rental home.

Viewing is highly recommended to appreciate all that this property has to offer.

Additional Images

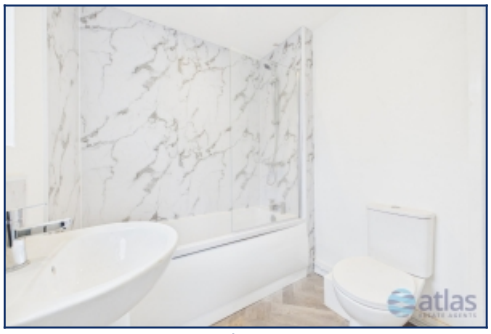

Living Room


Living Room


Kitchen


Kitchen


Kitchen


Bathroom


Bathroom


Bedroom One

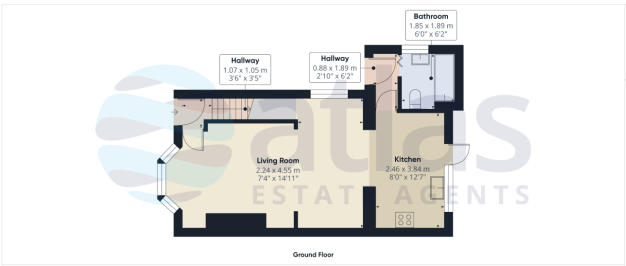

Bedroom One

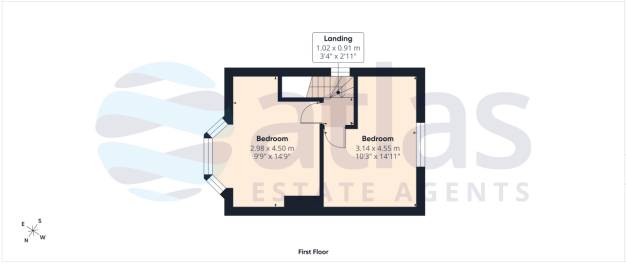

Bedroom Two


Bedroom Two


Rear Yard

Floor Plans





atlas
ESTATE AGENTS

Approximate total area(1)
69 m²
743 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Tel: 0151 452 4872
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.