

## Woodhall Road, Old Swan, L13



**To Let - £795 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C71
- Extremely Well Presented - Recently Refurbished
- Brand New Modern Fitted Kitchen And Bathroom
- Served By Excellent Transport Links
- Available Now
- Local Shops And Amenities
- Two Reception Rooms
- Ample On Street Car Parking
- Rear Yard With Gated Access
- Gas Central Heating & Double Glazing
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £917.30
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £183.46. 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

A RECENTLY REFURBISHED 3 BEDROOM MID TERRACED PROPERTY BENEFITING FROM EXCELLENT TRANSPORT LINKS AND LOCAL SHOPS AND AMENITIES

The accommodation briefly comprises of; entrance hallway, living room, open plan dining room and kitchen. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally there is back yard with gated access.

The property also benefits from double glazing and gas central heating.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: A
- 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, Electric Hob (Ceramic)
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £23,850
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

This opportunity will not be on the market for long so contact us today to arrange your viewing!

## Additional Images



Bathroom



Rear Yard



Dining Room



Dining Room



Bedroom Two



Bedroom Three



Bathroom



Rear Yard

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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.