

Woodhall Road, Old Swan, L13



To Let - £1,100 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C71
- Extremely Well Presented
- Modern Fitted Kitchen and Bathroom
- Served by Excellent Transport Links
- Available for Move-In in June
- 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: £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

Atlas Estate Agents are delighted to bring to the market this extremely well presented three-bedroom terraced home, available to let on the ever-popular Woodhall Road in Old Swan, L13. Offered unfurnished and arranged over two floors, this spacious property is ideally suited to tenants seeking a modern and well-maintained home in a convenient residential location.

The accommodation briefly comprises two generous reception rooms, providing versatile living and dining space, alongside a stylish modern fitted kitchen designed with both practicality and contemporary living in mind. To the first floor are three well-proportioned bedrooms and a modern family bathroom

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: Oven (Electric), Hob (Ceramic)
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £33,000
- Guarantor NOT required (subject to referencing)

finished to an excellent standard.

Further benefits include gas central heating, double glazing throughout, ample on-street parking and a rear yard with gated access. The property is ideally positioned close to a wealth of local shops, amenities and excellent transport links, making commuting across the city quick and convenient.

Available for move-in in June, this fantastic home is expected to attract strong interest, therefore early viewing is highly advised.

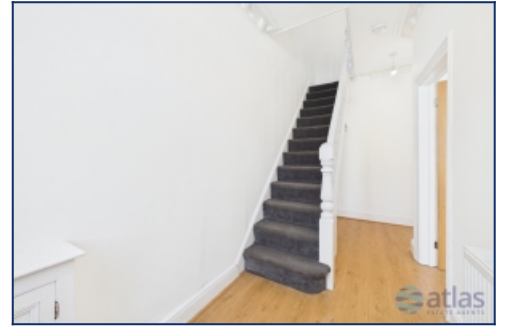
Additional Images



Bathroom



Rear Elevation Of Property & Outdoor Space



Hallway



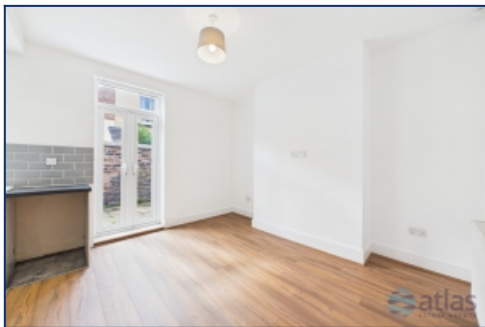
Living Room



Living Room



Open Plan Kitchen/Dining Space



Dining Space



Kitchen



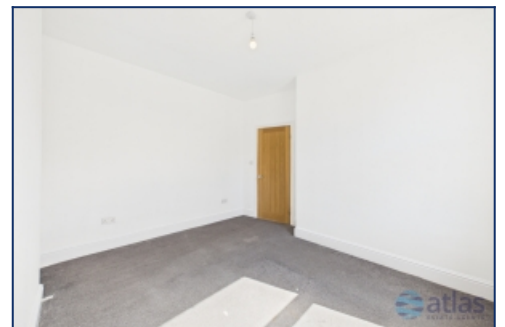
Kitchen



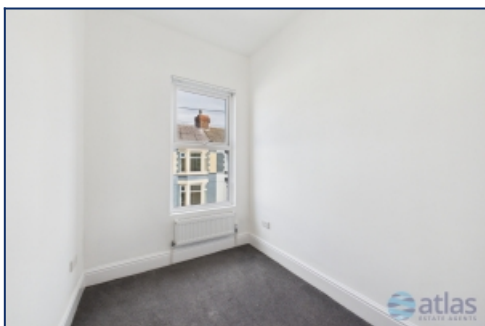
Bedroom One



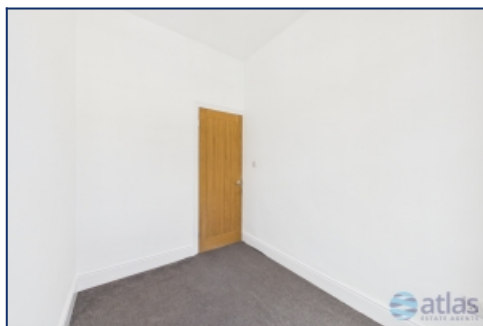
Bedroom One



Bedroom Two



Bedroom Three



Bedroom Three



Outdoor Space

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
 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.