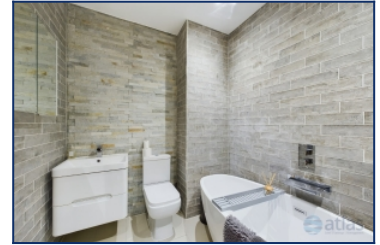


Queens Drive, Wavertree, L15



To Let - £2,700 per calendar month

Key Features

- 4 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: D
- Spacious Open Plan Dining/kitchen/living Area
- Stylish Modern Kitchen with Integrated Appliances
- Additional Reception Room with Large Windows and Patio Doors to Garden
- Three Double Bedrooms, One with En-suite
- Fourth Bedroom Used as Walk-in Wardrobe
- Sleek Bathroom with Freestanding Bath
- Private Back Garden with Patio Area
- Attached Garage and Driveway with Ample Parking
- Convenient Downstairs W.c.
- Integrated Burglar Alarm

Move-in Costs

- Security Deposit: £3,115.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £623.08. 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

To Let - A Stunning Semi-Detached Family Home on Queens Drive, Wavertree

Brought to the market by Atlas Estate Agents, this impressive semi-detached house, located on the desirable Queens Drive in Wavertree, L15, offers a wealth of modern comforts and spacious living. Arranged over two thoughtfully designed floors, this furnished or unfurnished property presents the perfect blend of contemporary style and family-friendly functionality.

Further Details

- Furnishing: Furnished or Unfurnished
- No. of Floors: 2
- Floor Space: 1,671 square feet / 155 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Off Street, Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Induction), Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £81,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

At the heart of the home is the stunning open-plan dining, kitchen, and living area, a spacious hub that invites effortless entertaining and relaxation. The stylish, modern kitchen comes complete with integrated appliances, while the living area is bathed in natural light from large windows and patio doors, creating a seamless flow to the private back garden with its inviting patio space – ideal for outdoor dining or simply enjoying a quiet moment in the fresh air.

A further reception room provides additional living space, perfect for a playroom, home office, or reading nook. Upstairs, you'll find four well-proportioned bedrooms, including three spacious double rooms. The master bedroom boasts the luxury of an en-suite, while the fourth bedroom is currently utilised as a walk-in wardrobe, offering an abundance of storage space.

The sleek family bathroom is a true highlight, featuring a freestanding bath for a touch of elegance and indulgence. Further conveniences include a convenient downstairs W.C., integrated burglar alarm, attached garage, and a driveway with ample parking space for multiple vehicles.

Set in a prime location with excellent local amenities, transport links, and schools nearby, this home offers the perfect balance of modern living and comfort. Available now for immediate occupancy, this property is sure to appeal to those seeking space, style, and practicality in a sought-after area. Don't miss out – arrange a viewing today!

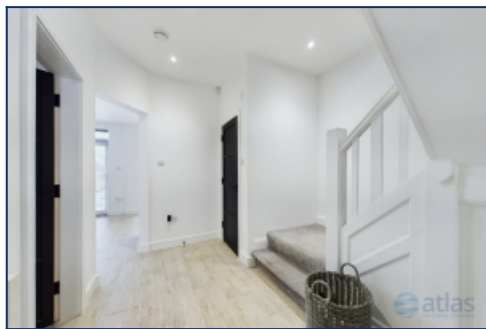
Additional Images



Garden



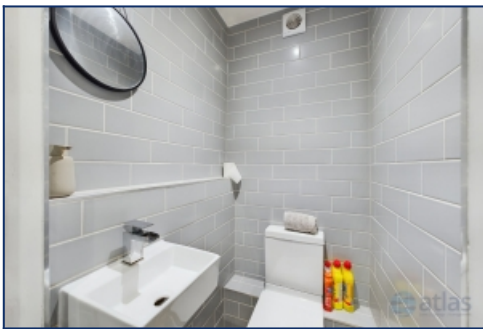
Entry



Hallway



Hallway



W.c



Lounge



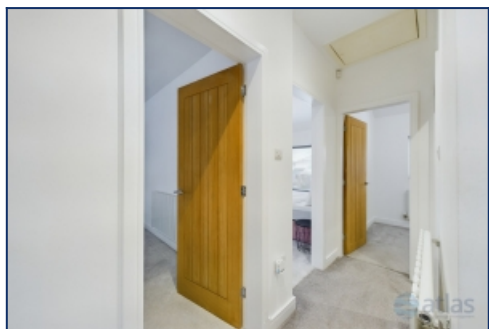
Lounge



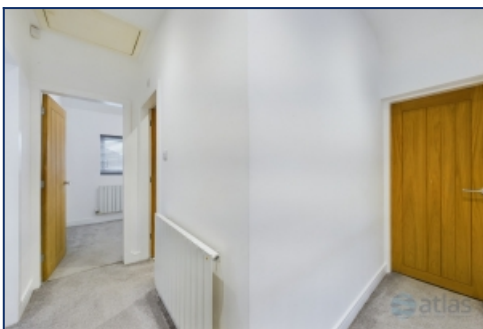
Dining Room



Living Area



Landing



Landing



Bedroom Two



Bedroom 3



En-suite



Bedroom Four/Wardrobe



Garden

Floor Plans



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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.