

## Birchtree Road, Aigburth, L17



To Let - £950 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C77
- Available Immediately
- Open-plan Living and Dining Area
- Generous Kitchen Space
- Ground Floor Bathroom with Bath and Overhead Shower
- Two Well-proportioned Double Bedrooms
- Low-maintenance Yard
- Double Glazing and Gas Central Heating
- Short Walk to Sefton Park
- Excellent Local Amenities - Easy Access to Aigburth Road and Lark Lane
- Conveniently Located Near Mossley Hill Train Station

### Move-in Costs

- Security Deposit: £1,096.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £219.23. 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

Charming Two-Bedroom Home in the Heart of Aigburth - Available Immediately

Atlas Estate Agents are delighted to present this beautifully furnished two-bedroom terraced house, now available to let on the sought-after Birchtree Road, Aigburth, L17.

### Further Details

- Furnishing: Furnished
- No. of Floors: 2
- Floor Space: 606 square feet / 56 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob, Microwave, Fridge, Freezer, Washing Machine, Toaster, Kettle
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £28,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Step inside to discover a welcoming open-plan living and dining area, perfect for both relaxing and entertaining. The generous kitchen offers ample space for culinary creations, while the ground-floor bathroom boasts a full-sized bath with an overhead shower for added convenience.

Upstairs, you'll find two well-proportioned double bedrooms, each offering a comfortable retreat at the end of the day. The property further benefits from double glazing and gas central heating, ensuring a cosy atmosphere all year round. Outside, a low-maintenance yard provides a charming outdoor space to enjoy.

Situated just a short stroll from the stunning Sefton Park and the vibrant social scene of Lark Lane, this home is perfectly positioned for those seeking the best of Aigburth living. With excellent local amenities, easy access to Aigburth Road, and Mossley Hill Train Station within reach, convenience is at your doorstep.

Don't miss this fantastic opportunity—contact Atlas Estate Agents today to arrange a viewing!

## Additional Images



Lounge



Lounge / Dining Area



Kitchen



Kitchen



Bathroom



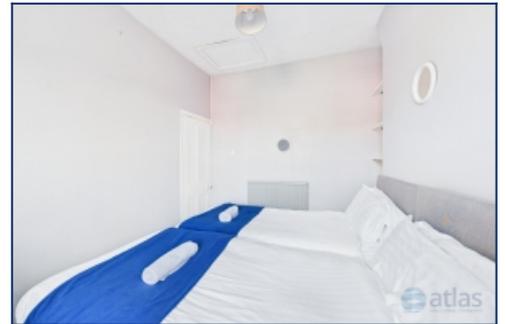
Bathroom



Bedroom One



Bedroom Two



Bedroom Two



Yard

## Floor Plans



Ground Floor



Floor 1

Approximate total area\*  
56.34 m<sup>2</sup>  
606.43 ft<sup>2</sup>

(\*Excluding balconies and terraces)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on the NICEIC standard. Please note that calculations were adjusted by the third party and therefore may not comply with the NICEIC standard.

GS/AF/ES/20

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [lettings@atlasestateagents.co.uk](mailto:lettings@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.