

# Newcastle Road, Wavertree, L15









# To Let - £1,200 per calendar month

### **Key Features**

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: E
- Three Bedroom Terraced Property
- Beautifully Presented & Extremely Well Maintained Throughout
- Good Size Modern Fitted Kitchen
- Modern Family Shower Room
- Sought After Location
- Two Reception Rooms
- Close to Good Schools & Local Amenities
- Gas Central Heating
- Double Glazing
- Fitted Wardrobes in Third Bedroom

#### **Move-in Costs**

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit
  equal to one weeks rent, £276.92. 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.

#### **Further Details**

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 85 square metres / 915 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer
- Bills Included: None

# **Letting Information**

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £36,000
- Guarantor NOT required (subject to referencing)
- Pets considered
- Smoking NOT permitted

# **Description**

A beautiful Victorian three bedroom mid terrace house benefiting from being beautifully presented throughout.

Situated in Wavertree, a popular and diverse south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Smithdown Road and Wavertree Playground (known locally as 'The Mystery'). Smithdown Road is a well established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops, takeaways, convenience stores and independent businesses. Wavertree is also home to great schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

The property comprises of; entrance hallway, two reception rooms and a modern fitted kitchen. To the first floor are two double bedrooms, a single bedroom and a modern shower room. Externally, there is an enclosed rear courtyard.

Viewings highly recommended.

# **Additional Images**





Hallway





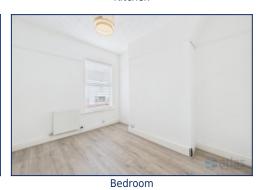


Reception Room

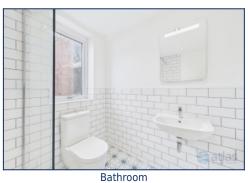






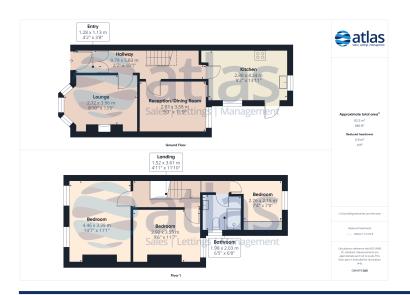








**Floor Plans** 



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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.