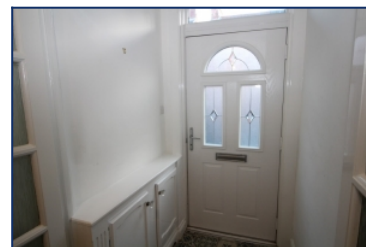


## Newcastle Road, Wavertree, L15



To Let - £1,300 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: £1,500.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £300.00. 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 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.

### 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: 05/08/25
- Minimum Term: 12 months
- Minimum Annual Household Income: £39,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

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



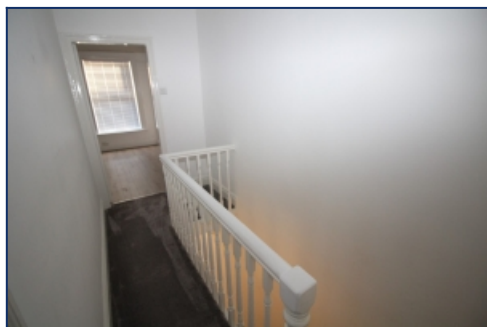
Kitchen



Kitchen



Kitchen



Landing



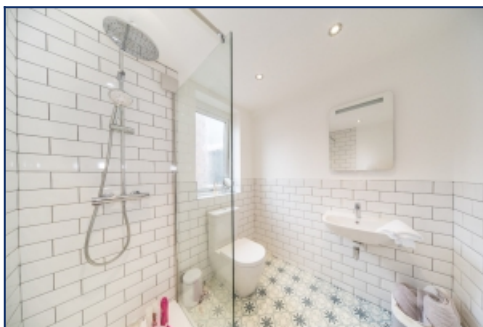
Bedroom



Bedroom



Bedroom



Bathroom



Yard



Yard

## Floor Plans



Tel: 0151 727 2469  
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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.