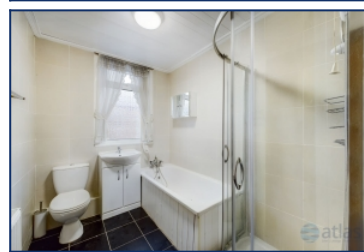
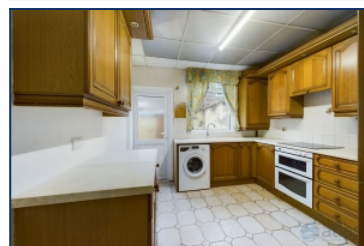


## Roxburgh Avenue, Aigburth, L17



**To Let - £995 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Recent, Neutral, Refurbished Throughout
- Fitted Bedroom Furniture in Two Double Bedrooms
- Excellent Local Amenities
- Good Public Transport Links
- Available Immediately
- Walking Distance to Sefton Park
- Fitted Wardrobes to Two Bedrooms
- Well-Proportioned Rooms
- Attractive Bay Window and Spacious Lounge

### Move-in Costs

- Security Deposit: £1,148.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £229.62. 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

Welcome to Roxburgh Avenue, Please Select, L17 - an address that offers an exciting opportunity to rent a beautifully refurbished three-bedroom house brought to the market by Atlas Estate Agents. The house boasts 111 square meters of well-proportioned accommodation arranged over two floors.

As you step inside, you will immediately notice the recent and neutral refurbishment that provides a fresh and modern living space. The ground floor comprises two reception rooms, which provide ample space for entertaining, relaxation or even a home office. The spacious lounge is a highlight of the property, featuring an attractive bay window that floods the room with natural light.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 111 square metres / 1,195 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), Microwave, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £29,850
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The fitted kitchen is solid, with farmhouse-feel units and tiled floor and comes equipped with all the modern appliances you need to create culinary delights. Upstairs, you will find three comfortable bedrooms, two of which come with fitted bedroom furniture and wardrobes, providing plenty of storage space. The shower-room has also been refurbished to a high standard.

This unfurnished house is available immediately and benefits from excellent local amenities and good public transport links. The property is also within walking distance to the picturesque Sefton Park, providing a tranquil escape from the hustle and bustle of the city.

Don't miss out on this rare opportunity to rent a beautifully refurbished house in a sought-after location. Contact Atlas Estate Agents today to arrange a viewing and start enjoying the benefits of this stunning property.

### Additional Images



Entrance/Hallway



Hallway



Reception



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



External Front

### Floor Plans



Fax: 0151 727 4943

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.