

## Aigburth Vale, Aigburth, L17



**To Let - £1,200 per calendar month**

### Key Features

- 4 Bedroom 2 Bathroom Town House
- EPC Rating: D59
- Extremely Well Presented
- Modern Fitted Kitchen with Appliances
- Two Contemporary Tiled Bathrooms
- Spacious Three Storey Townhouse
- Sought After South Liverpool Location
- Surrounded by Quality Local Schools
- Seconds from Lark Lane, Aigburth Road and Sefton Park
- Served by Excellent Transport Links
- On Street Car Parking
- Double Glazing & Gas Central Heating

### 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.

### Description

Welcome to the epitome of refined living in the heart of Aigburth Vale, presented to you by the prestigious Atlas Estate Agents! Unveiling a distinctive and elegant Town House, available for lease and nestled within the sought-after locale of Aigburth, L17.

This splendid residence boasts a thoughtfully designed floor plan spanning three levels, providing a harmonious blend of comfort and style. Step into a modern oasis featuring a sleek, kitchen adorned with state-of-the-art appliances, inviting you to unleash your culinary prowess.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 3
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washing Machine
- 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 NOT considered
- Smoking NOT permitted

Elegance unfolds as you enter the reception room, where natural light dances through double-glazed windows, illuminating the meticulously crafted interiors. With four bedrooms and two contemporary tiled bathrooms, this residence offers an abundance of space for both relaxation and rejuvenation.

Perched in a prime South Liverpool location, the property is surrounded by esteemed local schools, ensuring an enriching educational environment for families. Immerse yourself in the vibrant energy of the neighborhood, mere seconds away from the trendy Lark Lane, Aigburth Road, and the picturesque Sefton Park.

Commuting has never been more convenient, as excellent transport links seamlessly connect you to the pulse of the city. On-street car parking ensures hassle-free accessibility, while double glazing and gas central heating contribute to a warm and inviting atmosphere year-round.

This residence stands as a testament to the Atlas Estate Agents' commitment to excellence, offering a haven of comfort, sophistication, and modernity. Don't miss the opportunity to call this spacious three-storey townhouse home - where every detail is curated for an exceptional living experience!

Additional Images



Bedroom



Hallway



Living / Kitchen Area



Kitchen



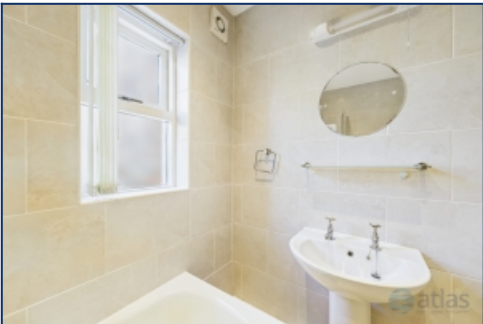
Landing



Bedroom



Bedroom



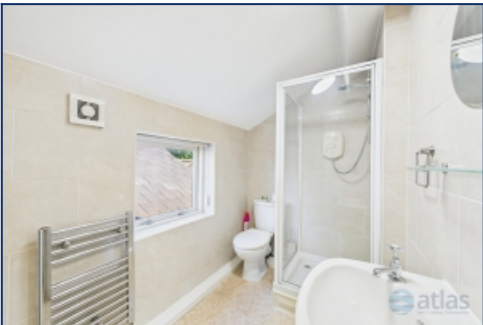
Bathroom



Bedroom



Bedroom



Bathroom



Yard



Yard

Floor Plans



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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.