

## Prescot Road, Old Swan, L13



## To Let - £850 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: D
- Contemporary Kitchen with Electric Hob and Integrated Oven
- Abundance of Natural Light Throughout
- Convenient Hallway Storage Cupboard
- Two Spacious Double Bedrooms
- Generously Proportioned Lounge, Ideal for Relaxation and Entertaining
- Bathroom with Bathtub and Overhead Shower
- Double-Glazed Windows and Gas Central Heating for Year-Round Comfort
- Located in the Sought-After Old Swan (L13) Area, Boasting Excellent Schools, a Range of Amenities, and Outstanding Transport Links

### Move-in Costs

- Security Deposit: £980.76
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £196.15. 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

Atlas Estate Agents proudly presents: A Delightful First-Floor Flat To Let on Prescot Road, Old Swan (L13)

Nestled in the heart of the sought-after Old Swan area, this charming two-bedroom flat offers stylish, comfortable living with an array of modern conveniences. Ideally located, residents will benefit from outstanding local amenities, excellent schools, and superb transport links to the city and beyond.

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 686 square feet / 64 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob
- Bills Included: Gas, Electricity, Water, Oil, Telephone, Internet, TV Licence, Satellite/Cable TV

### Letting Information

- Date Available From: 25/04/26
- Minimum Annual Household Income: £25,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Arranged over a single floor, this first-floor property features an inviting layout with abundant natural light streaming through the double-glazed windows, creating a bright and airy atmosphere throughout.

The contemporary kitchen is equipped with an electric hob, and an integrated oven—perfect for those who enjoy home cooking. Adjoining is a generously proportioned lounge, an ideal space for both unwinding after a long day and entertaining friends.

The flat boasts two spacious double bedrooms, each providing ample space for restful nights and personal touches. A convenient hallway storage cupboard offers additional practicality, keeping your home clutter-free.

The bathroom is fitted with a bathtub and an overhead shower, catering to both quick morning routines and relaxing evening soaks. With gas central heating throughout, this flat ensures comfort all year round.

Unfurnished and ready for you to make it your own, this well-appointed property is perfect for professionals, couples, or small families seeking a modern home in a vibrant community.

Don't miss your chance to view, book a viewing with Atlas Estate Agents today!

## Additional Images



Lounge



Hallway



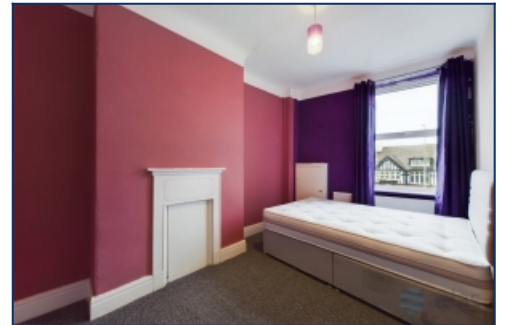
Lounge



Hallway



Hallway

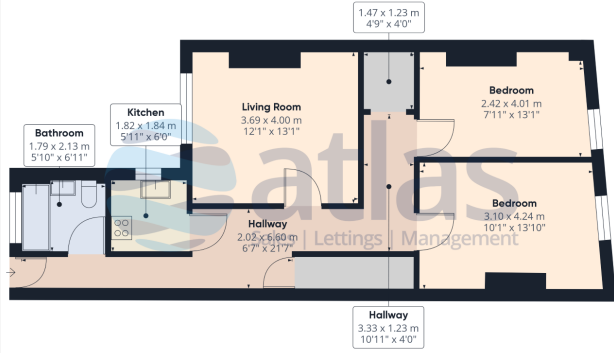


Bedroom Two



Hallway

## Floor Plans



Approximate total area<sup>(1)</sup>  
63.22 m<sup>2</sup>  
686.2 sf

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 2C standard.  
GSM/FS/240

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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.