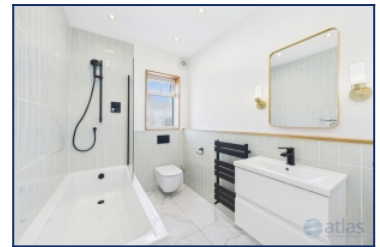


## Russell Road, Mossley Hill, L18



To Let - £1,550 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Prime Location in the Highly Sought-After Area of Mossley Hill, L18
- Generously Sized Lounge with Attractive Bay Window
- Stylish Open-Plan Kitchen, Dining and Reception Area
- Contemporary Fitted Kitchen with Central Island
- Practical and Spacious Utility Room
- Convenient Ground Floor W.c.
- Two Well-Proportioned Double Bedrooms
- Versatile Third Bedroom, Ideal as a Study or Nursery
- Sleek and Modern Family Bathroom
- Generous Rear Yard Featuring a Decked Seating Area

### Move-in Costs

- Security Deposit: £1,788.46
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £357.69. 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

Nestled in the heart of the ever-popular Mossley Hill, L18, this beautifully presented terraced home on Russell Road is proudly brought to the rental market by Atlas Estate Agents. Arranged over two well-planned floors, this spacious and thoughtfully designed property offers contemporary living in one of Liverpool's most sought-after postcodes.

Stepping inside, you're welcomed by a generously sized lounge bathed in natural light, thanks to a charming bay window that enhances the room's warmth and character. Beyond, the heart of the home unfolds into a stunning open-plan kitchen, dining and reception space - perfect for both everyday family life

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 1,047 square feet / 97 square metres
- 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: Cooker (Electric), Hob (Gas)
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £46,500
- Guarantor NOT required (subject to referencing)

and entertaining. The sleek, contemporary kitchen boasts a central island and ample storage.

Adjoining the kitchen is a practical and spacious utility room, providing additional functionality, alongside a convenient ground floor W.C., ideal for busy households.

Upstairs, the property offers three well-proportioned bedrooms. Two generous doubles provide ample space and versatility, while the third bedroom presents the perfect opportunity for use as a home office, nursery or cosy guest room. A modern, family bathroom completes the upper level, featuring stylish fittings and a crisp, clean design.

To the rear, a generous yard awaits, complete with a decked seating area - an inviting outdoor space to enjoy those warmer evenings.

Unfurnished and ready to make your own, this exceptional home blends comfort, style and practicality in an unbeatable location. With excellent local amenities, sought-after schools, and superb transport links all close at hand, this is an opportunity not to be missed.

Enquire now to arrange your viewing and secure this desirable Mossley Hill address.

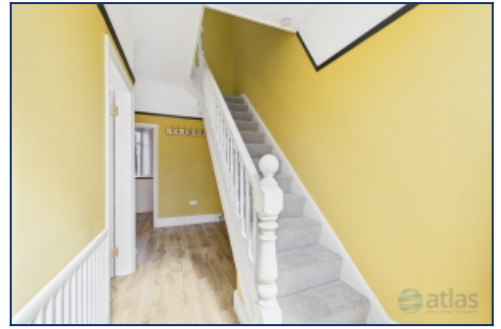
## Additional Images



Yard



Hallway



Hallway



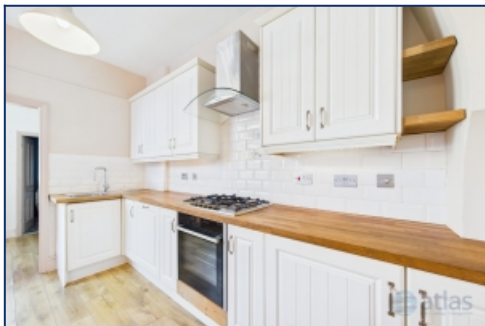
Lounge



Dining / Kitchen



Dining / Kitchen



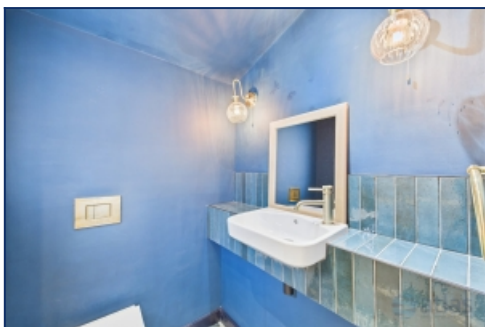
Kitchen



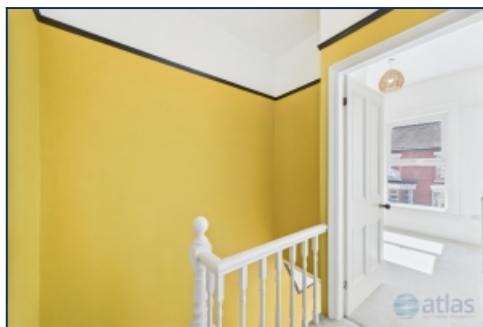
Kitchen



Kitchen



W.c



Landing



Bedroom

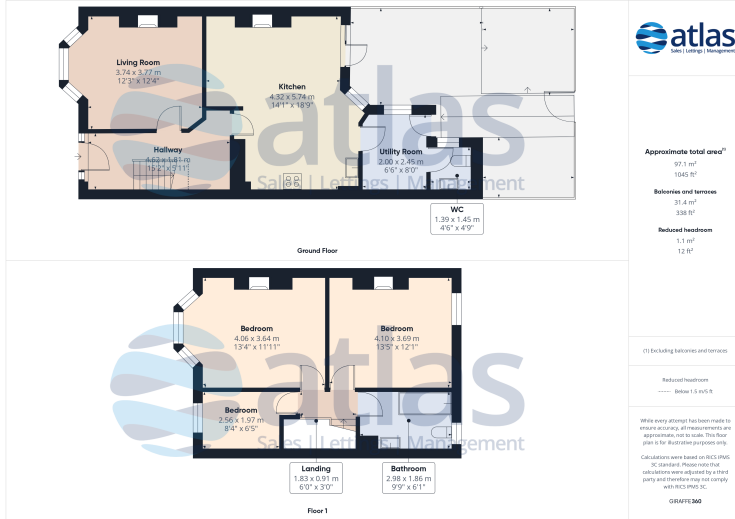


Bedroom



Yard

## 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.