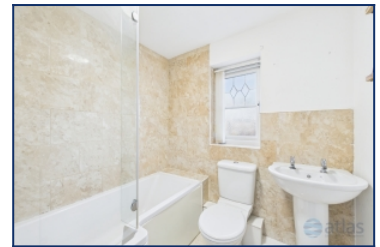


Allerford Road, West Derby, L12



To Let - £1,150 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Available for Immediate Occupancy
- Welcoming Lounge Featuring a Charming Fireplace
- Contemporary, Well-Appointed Kitchen
- Convenient Ground Floor W.C.
- Two Generous Double Bedrooms Plus a Versatile Third Bedroom
- Stylish Modern Fitted Bathroom
- Private Driveway Providing Off-Road Parking
- Well-Maintained Front and Rear Gardens
- Situated in a Desirable Location in West Derby, L12

Move-in Costs

- Security Deposit: £1,326.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £265.38. 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

Brought to the market by Atlas Estate Agents, this attractive semi-detached home occupies a desirable position along Allerford Road in the ever-popular West Derby, L12. Set back behind a well-maintained front garden with the added benefit of a private driveway, the property immediately offers a welcoming sense of home.

Inside, the accommodation is thoughtfully arranged over two floors. The ground floor opens into a warm and inviting reception room, where a charming

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 637 square feet / 59 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street, Driveway
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob, Gas Oven, Fridge, Freezer, Washing Machine
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £34,500
- Guarantor NOT required (subject to referencing)
- Pets considered
- Smoking permitted

fireplace provides a natural focal point and a cosy atmosphere for everyday living. To the rear, a contemporary, well-appointed kitchen offers a practical and stylish space for cooking and dining, complemented by the convenience of a ground floor W.C.

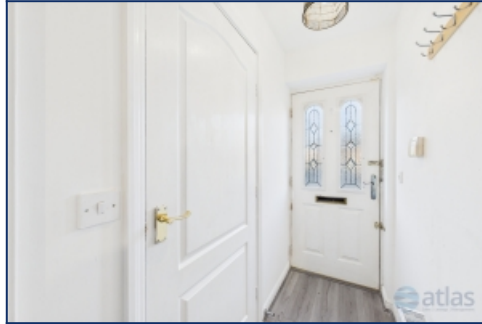
Upstairs, the property continues to impress with two generous double bedrooms and a versatile third bedroom, ideal as a child's room, home office or guest space. A stylish modern fitted bathroom completes the first floor, finished to a clean and contemporary standard.

Externally, the home enjoys both front and rear gardens, ideal for relaxing or entertaining, while remaining easy to maintain. Offered unfurnished and available for immediate occupancy, this well-presented property is perfectly suited to tenants seeking comfortable, modern living in a sought-after West Derby location.

Additional Images



Lounge



Hallway



W.c



Lounge



Bedroom



Bedroom



Garden



Garden

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.