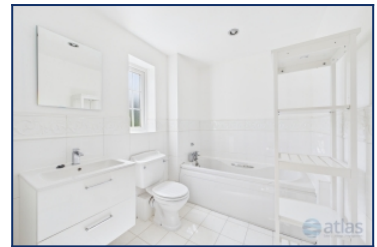


## Smithford Walk, Tarbock Green, Tarbock, L35



To Let - £2,200 per calendar month

### Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- Extended Detached Family Home
- Spacious and Stylish Modern Kitchen with Adjoining Conservatory
- Convenient Downstairs W.c.
- Generous Cloakroom and Utility Area
- Versatile Home Office or Study
- Four Well-proportioned Double Bedrooms, Including En-suite to the Master
- Contemporary Family Bathroom
- Expansive Driveway with Integral Garage
- Well-maintained Front and Rear Gardens
- Double Glazing Throughout and Efficient Gas Central Heating System

### Move-in Costs

- Security Deposit: £2,538.46
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £507.69. 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

Brought to the market by Atlas Estate Agents, this beautifully extended detached residence on Smithford Walk, Tarbock, L35, presents an exceptional opportunity for those seeking a spacious and versatile family home to let.

Set over two well-planned floors, this unfurnished property offers an impressive layout, ideal for modern family life. Upon entry, you're welcomed by a

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 199 square metres / 2,142 square feet
- Council Tax Band: E
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic), Fridge/Freezer, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £66,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted



generous cloakroom and a convenient downstairs W.C., leading through to a bright and airy reception room – the perfect space to relax or entertain.

At the heart of the home lies a stylish, contemporary kitchen, superbly appointed and flowing seamlessly into an adjoining conservatory, creating a light-filled dining or family space that opens out to the rear garden. A separate utility area adds further practicality, while a versatile home office or study provides the perfect environment for remote working or quiet retreat.

Upstairs, four well-proportioned double bedrooms offer ample space for the whole family. The master bedroom enjoys the luxury of a private en-suite, while the remaining rooms are served by a sleek and modern family bathroom.

Externally, the home is equally impressive, boasting a meticulously maintained front garden, a substantial driveway, and an integral garage. The rear garden is a private and peaceful space, perfect for outdoor dining and children's play.

With double glazing throughout and an efficient gas central heating system, this home combines comfort, style, and functionality in equal measure – all in a desirable residential setting with excellent local amenities and transport links.

A superb family home in a sought-after location – early viewing is highly recommended.

## Additional Images



Bedroom One



Hallway



Lounge



Lounge



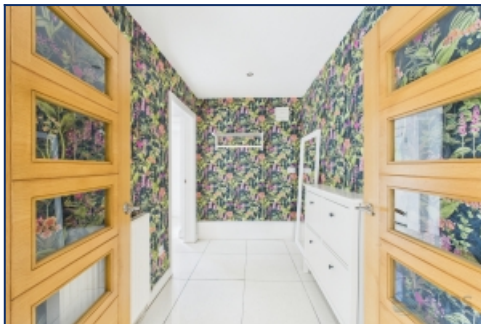
Kitchen/Conservatory



Kitchen/Conservatory



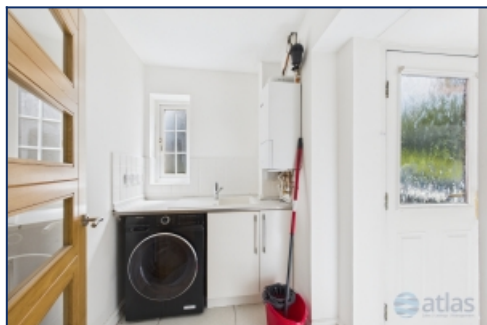
Kitchen/Conservatory



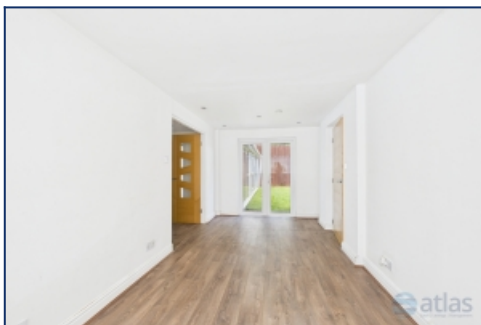
Hallway/Cloakroom



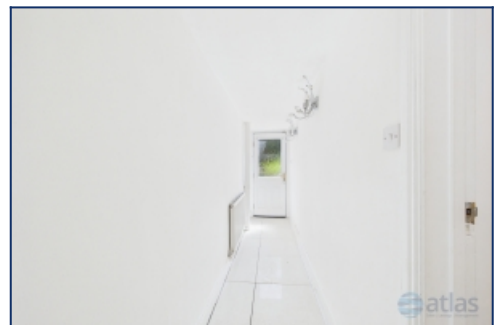
Hallway/Cloakroom



Utility Space



Versatile Room



Hallway





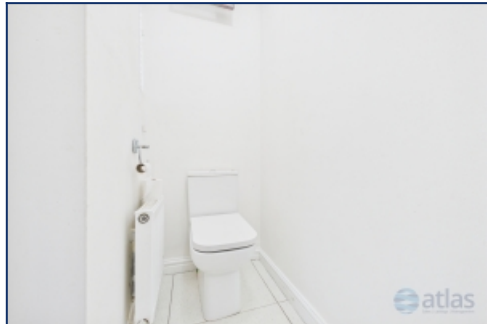
Office Space



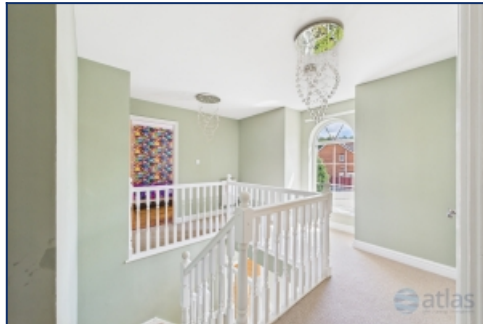
Versatile Room



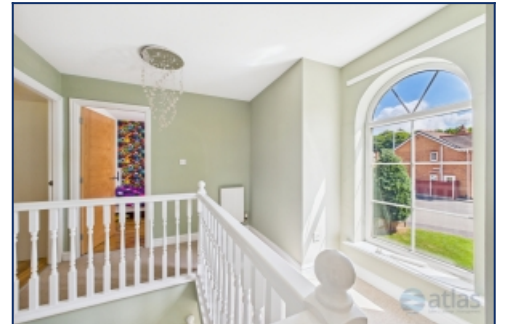
Versatile Room



W.c



Landing



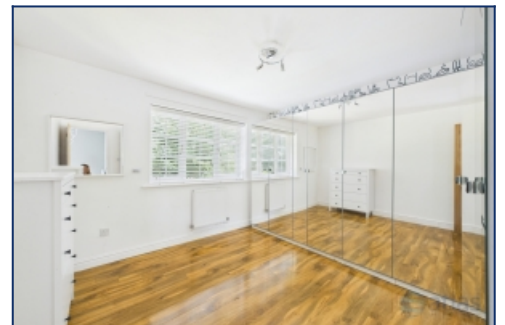
Landing



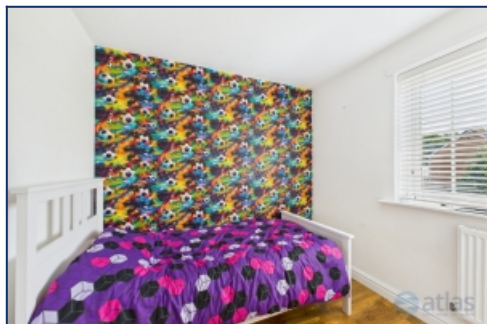
En-suite



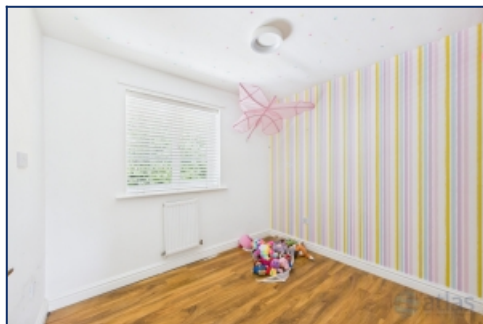
En-suite



Bedroom Two



Bedroom Three



Bedroom Four



External/Driveway



Garden



Garden



Garden



External

Floor Plans



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Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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.