Wingate Road, Aigburth, L17









To Let - £1,300 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Large, Bright Entrance Hallway with Understairs Storage
- Front Living Room with Bay Window
- Rear Living Room with Log Burner
- Extended Kitchen and Dining Room with Spotlights
- Spacious Landing with Original Floorboards
- Three Double Bedrooms
- Modern Family Bathroom
- Additional Carpeted Loft Space with Velux Windows and Pull-Down Ladder
- Large Rear Yard
- On-Street Parking in a Popular Location

Further Details

- Furnishing: Furnished
- No. of Floors: 2
- Floor Space: 95 square metres / 1,025 square feet
- 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: Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

Move-in Costs

- Security Deposit: £1,500.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £300.00. 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.

Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £39,000
- Guarantor NOT required (subject to referencing)

Description

Brought to the market by Atlas Estate Agents, this beautifully presented furnished terraced home is available to let on the ever-popular Wingate Road in the heart of Aigburth, L17. Offering spacious and well-balanced accommodation arranged over two floors, the property effortlessly blends period character with modern convenience.

Stepping inside, you are welcomed by a large, bright entrance hallway with useful understairs storage. To the front of the property, the elegant living room

is flooded with natural light from a beautiful bay window, creating a warm and inviting space to relax. To the rear, a second reception room offers a cosy retreat, complete with a charming log burner, making it the perfect setting for quiet evenings or entertaining guests.

The home has been thoughtfully extended to create a superb kitchen and dining room, enhanced by contemporary spotlights and providing an excellent space for family meals and social occasions.

Upstairs, a spacious landing showcases attractive original floorboards and leads to three generously sized double bedrooms, all offering comfortable and versatile accommodation. The stylish modern family bathroom is finished to a high standard, complementing the home's blend of traditional features and contemporary finishes.

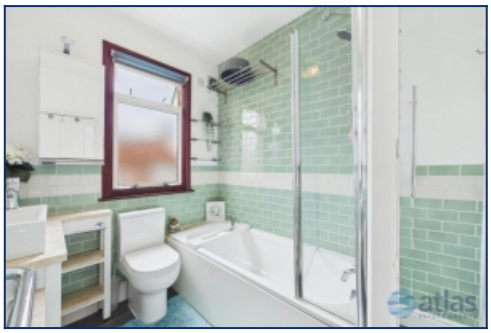
A valuable addition is the carpeted loft space, accessed via a pull-down ladder and featuring Velux windows, offering a bright and versatile area ideal for storage, a hobby space or a home office (subject to a tenant's requirements).

Externally, the property enjoys a large rear yard, providing a low-maintenance outdoor space, while on-street parking is available to the front. Situated in a sought-after residential location, the property is within easy reach of Aigburth's excellent range of local amenities, popular schools, transport links and the vibrant cafés, bars and restaurants of Lark Lane, as well as the beautiful green open spaces of Sefton Park.

Early viewing is highly recommended to fully appreciate the space, character and fantastic location this exceptional rental home has to offer.

Additional Images


Bedroom Two


Bathroom


Hallway


Front Living Space


Front Living Space


Rear Living Space


Dining Space

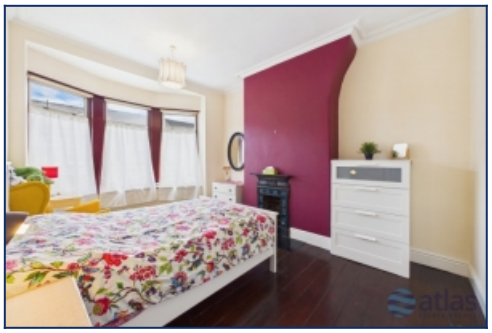

Dining Space


Kitchen

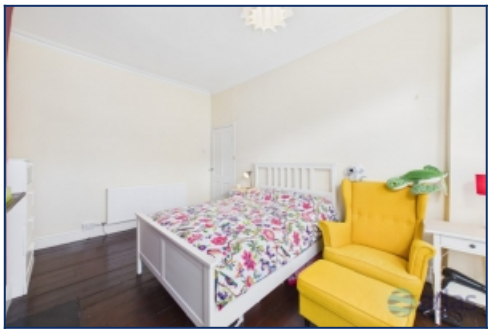

Kitchen


Kitchen


Landing



Bedroom One



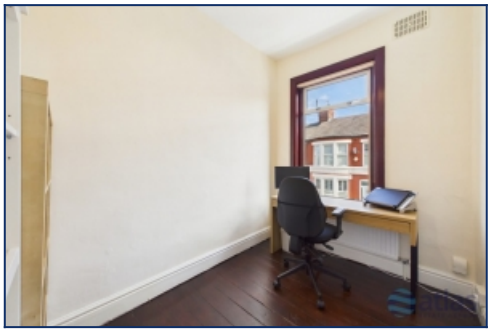
Bedroom One



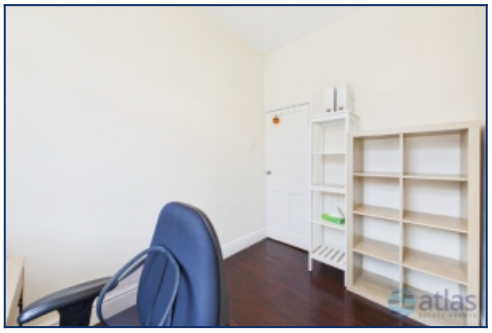
Bedroom Two



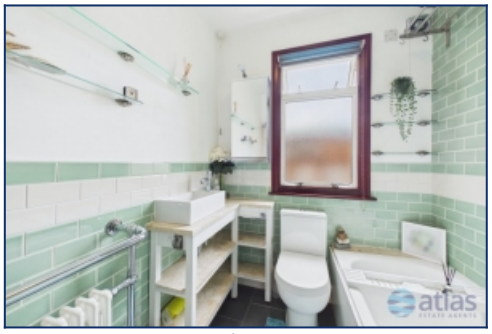
Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



Rear Elevation



Rear 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.