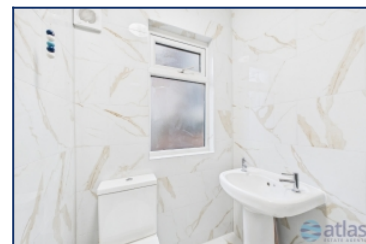


## Springbourne Road, Aigburth, L17



To Let - £1,350 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D58
- Well Presented Accommodation
- Modern Fitted Kitchen with Appliances
- Two Separate Reception Rooms
- Sought After South Liverpool Location
- Surrounded by Quality Schools
- Minutes from Aigburth Road, Lark Lane & Sefton Park
- Excellent Transport Links
- Back Yard with Gated Access
- Double Glazing & Gas Central Heating
- Ideal Family Home

### Move-in Costs

- Security Deposit: £1,557.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £311.54. 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

A SPACIOUS 3 BEDROOM MID TERRACED HOUSE SITUATED IN THE SOUGHT AFTER SUBURB OF AIGBURTH, L17 BENEFITING FROM EXCELLENT TRANSPORT LINKS AND QUALITY LOCAL SCHOOLS

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 77 square metres / 829 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: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: 10/01/26
- Minimum Term: 12 months
- Minimum Annual Household Income: £40,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

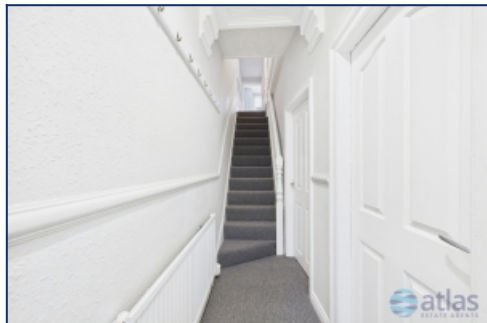
and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, front and back living room, a modern fitted kitchen and a back yard with gated access. To the first floor are two double bedrooms, one single bedroom and a family shower room.

The property also benefits from double glazing, gas central heating and many original period features.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

## Additional Images



Staircase



Entrance



Entrance



Kitchen



Living Room



Living Room



Landing



Bedroom



Bathroom



Rear Yard



Rear Yard

## Floor Plans

