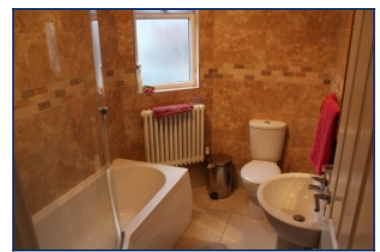


Kildonan Road, Aigburth, L17



To Let - £750 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C73
- Recently Refurbished
- Available Furnished or Unfurnished
- Prestigious South Liverpool Location
- Excellent Transport Links
- Local Shops and Amenities
- Within the Catchment Area of Quality Local Schools
- Minutes from Sefton Park & Lark Lane
- Double Glazing & Gas Central Heating
- Viewing Highly Recommended

Move-in Costs

- Security Deposit: £865.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £173.08. 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 RECENTLY REFURBISHED 3 BEDROOM TERRACED HOUSE situated in a much SOUGHT AFTER LOCATION minutes from SEFTON PARK and LARK LANE.

The property has received a recent refurbishment to an excellent standard including re-decoration, new kitchen, new bathroom and new floor coverings throughout. The accommodation briefly comprises;

To the ground floor;

- Bright and spacious front living room with office area
- Modern fitted kitchen offering plenty of storage space and integrated appliances
- Plenty of under stairs storage

Further Details

- Furnishing: Furnished or Unfurnished
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £22,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

To the first floor;

- Two spacious double bedrooms
- One single bedroom
- Luxury family bathroom featuring bath, shower, wash basin and WC

The property also benefits from double glazing and gas central heating.

There are also an array of local amenities including schools, shops, parks and leisure centres. There are also regular transport links to Liverpool city centre.

Viewings are highly recommended to appreciate the standard of accommodation on offer.

Additional Images



Bedroom 1



Kitchen



Kitchen



Living Room



Living Room/Office Area



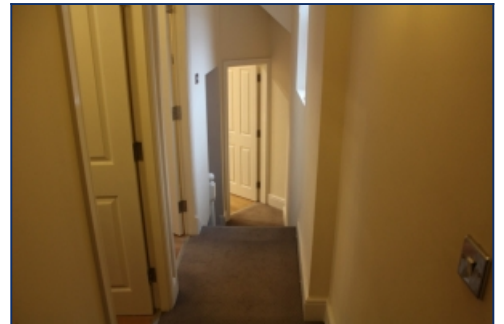
Bedroom 2



Bedroom 3



Bathroom



Landing

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: lettings@atlasestateagents.co.uk
Website: 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.