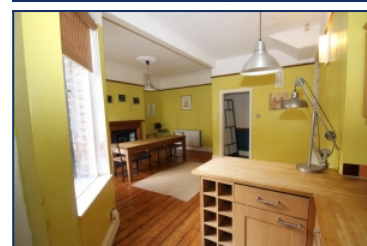


## Addingham Road, Mossley Hill, L18



To Let - £1,250 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D58
- Highly Sought After South Liverpool Location
- Close to Allerton Road
- Walking Distance to Bars and Restaurants
- Near to Local Amenities
- Utility Room
- Open Plan Kitchen/diner
- Three Bedrooms
- Family Bathroom
- Lovely Family Home
- Early Viewing Advised

### Further Details

- Furnishing: Furnished
- No. of Floors: 2
- Floor Space: 1,600 square feet / 149 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Cooker
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,442.30
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £288.46. 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 Term: 12 months
- Minimum Annual Household Income: £37,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

A three bedroom terrace in highly sought after location.

Situated in Mossley Hill, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Allerton Road, Calderstones Park and Allerton Manor Golf Course. Calderstones Park covers a remarkable 126 acres and offers a variety of different attractions including a playground, a botanical garden and places of historical interest. There is also a beautiful lake and the Calderstones Mansion House, which features a cafe and a children's play area. Allerton Road is a well established and fashionable high street offering a diverse selection of wine

bars, restaurants, coffee shops and independent businesses. Mossley Hill is also home to outstanding schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

The property comprises of; entrance hallway, living room, dining room, kitchen and a utility room. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally, there is a rear yard.

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

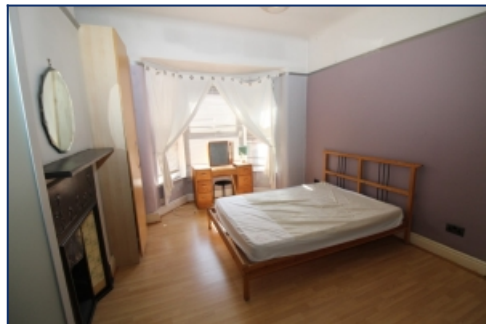
## Additional Images



Master Bedroom



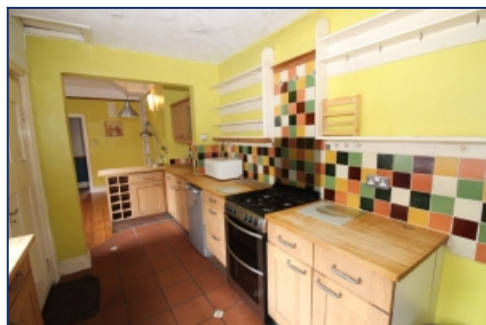
Rear Bedroom



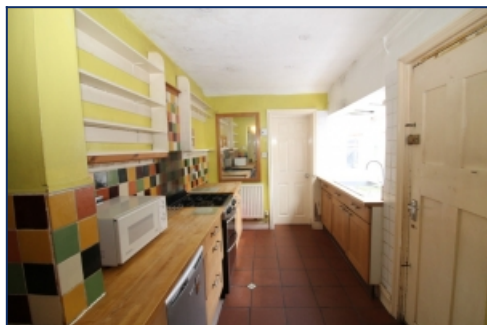
Reception



Dining Area



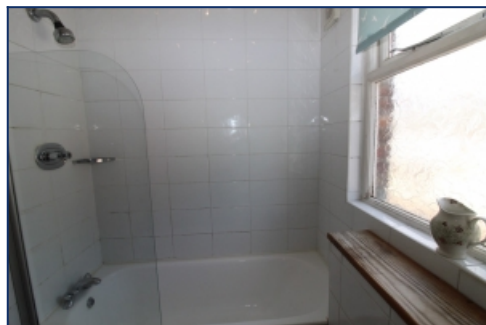
Kitchen



Kitchen



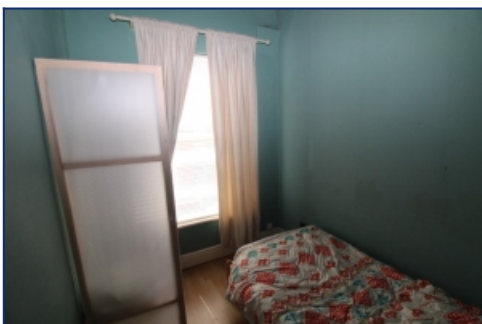
Master Bedroom



Bathroom



Rear Bedroom



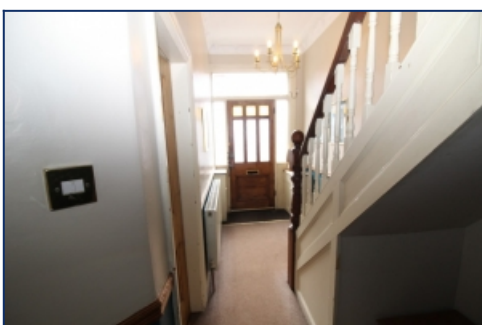
Bedroom



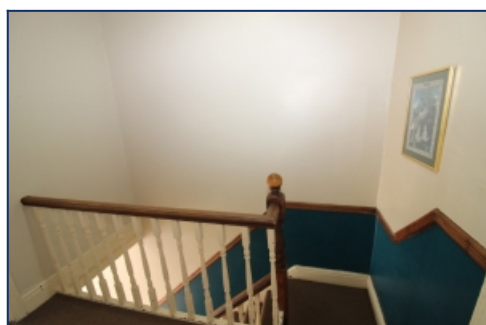
Bathroom



Bathroom



Hallway



Landing





Boiler Cupboard



Rear Yard

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

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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.