

## Baroncroft Road, Woolton, L25



**To Let - £1,499 per calendar month**

### Key Features

- 4 Bedroom 2 Bathroom Detached Bungalow
- EPC Rating: E54
- Well Presented Throughout
- Sought After South Liverpool Location
- Extremely Large And Well Maintained Rear Garden
- Served By Good Transport Links
- Spacious Double Garage
- Fitted Kitchen With Appliances
- Block Paved Driveway Providing Off Road Parking
- Two Bathrooms (Ground & First Floor)
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £1,729.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £345.92. 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

AN EXTREMELY SPACIOUS 4 BEDROOM DETACHED DORMER BUNGALOW LOCATED IN THE SOUGHT AFTER LOCATION OF WOOLTON, L25.

Situated in Woolton, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Strawberry Field (made famous by the Beatles!), Allerton Road, Reynolds Park and Woolton Golf Club. Neighbouring suburb, Mossley Hill, encompasses Sefton Park which is listed by English Heritage and covers a remarkable 235 acres. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Woolton is also served by many quality schools including St Julie's Catholic High School and St Francis Xavier's College. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; porch, entrance hallway, kitchen, living/dining room, access to spacious garage, two double bedrooms, a bathroom and separate W.C. To the first floor there are two double bedrooms and a family bathroom. Externally there is a block paved driveway providing

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Garage, Driveway, Allocated
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob, Microwave, Washing Machine, Tumble Dryer, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £44,970
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

off road parking, up and over door to double garage and an extremely large rear garden with patio area.

The property also benefits from gas central heating, double glazing and a recent light refurbishment.

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

## Additional Images



First Floor Bathroom



Living Room



Rear Garden



First Floor Bathroom



Kitchen



Bedroom One



Bedroom One



Bedroom Two



W/C



Ground Floor Bathroom



Bedroom Three



Bedroom Four



Rear Elevation

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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.