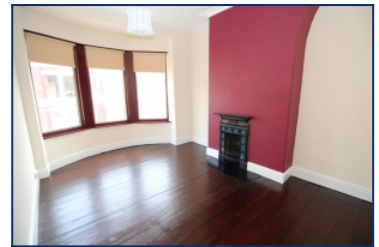


Wingate Road, Aigburth, L17



To Let - £1,000 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D62
- Extremely Well Presented Throughout
- Large Kitchen with Dining Area
- New Modern Bathroom
- Loft Room
- Served by Excellent Transport Links
- Well Maintained Rear Yard with Gated Access
- Quality Local Schools
- Minutes from Lark Lane, Sefton Park & Aigburth Road
- Local Shops and Amenities
- Early Viewing Advised!

Move-in Costs

- Security Deposit: £1,153.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £230.77. 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 BEAUTIFUL VICTORIAN MID TERRACE HOUSE BENEFITING FROM AN ABUNDANCE OF ORIGINAL CHARACTER FEATURES.

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 and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and

Further Details

- Furnishing: Unfurnished
- No. of Floors: 3
- 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: Gas Hob, Gas Oven, Dishwasher
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £30,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

offers excellent road, rail and bus links to Liverpool city centre.

The property briefly comprises of; entrance hallway, spacious living room and dining room separated by French doors and large kitchen diner. To the first floor there are two double bedrooms, a single bedroom, family bathroom and pull down ladder providing access to loft room. Externally, there is a back yard with gated access and ample on street car parking.

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

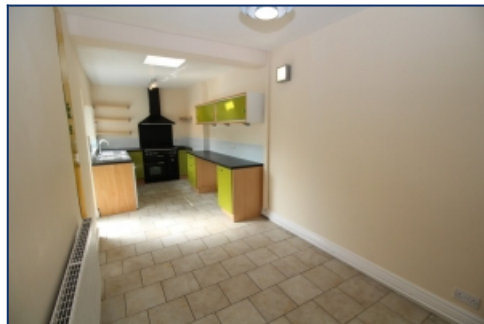
Additional Images



Loft Room



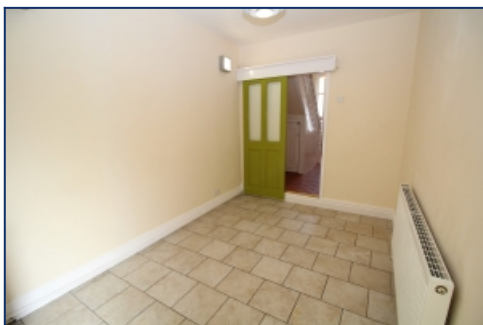
Rear Yard



Kitchen



Kitchen



Dining Area



Front Reception Room



Front Reception Room



Rear Reception Room



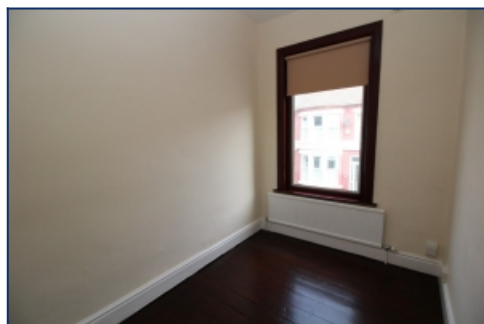
Rear Reception Room



Wood Burner



Bedroom Two



Bedroom Three

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.