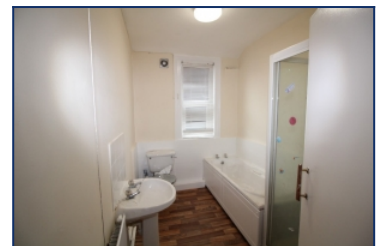


## Lisburn Road, Aigburth, L17



To Let - £799 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: E50
- Three Double Bedrooms
- Double Glazing & Gas Central Heating
- Sought After South Liverpool Location
- Excellent Transport Links
- Modern Fitted Kitchen
- Ample on Street Car Parking
- Unfurnished
- Local Shops and Amenities
- Available for Long Term
- Early Viewing Advised

### Move-in Costs

- Security Deposit: £921.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £184.38. 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 WELL PRESENTED 3 BEDROOM HOUSE SITUATED IN A POPULAR AREA WITH EXCELLENT TRANSPORT LINKS TO LIVERPOOL CITY CENTRE.

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

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic)
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £23,970
- Guarantor NOT required (subject to referencing)
- Pets considered
- Smoking NOT permitted

The accommodation briefly comprises of; ground floor entrance with stairs leading to first floor landing, bathroom, living room, bedroom, kitchen and a staircase leading to the second floor where there are a further two double bedrooms.

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

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

## Additional Images



Living Room



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

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

Email: [lettings@atlasestateagents.co.uk](mailto:lettings@atlasestateagents.co.uk)  
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.