

## Kenmare Road, Wavertree, L15



**To Let - £695 per calendar month**

### Key Features

- 5 Bedroom 1 Bathroom Terraced House
- EPC Rating: D56
- Ready To Move Into
- Downstairs WC
- Modern Fitted Kitchen With Appliances
- Bright And Spacious Dining Area With Glazed Ceiling
- Excellent Transport Links
- Local Shops And Amenities
- Quality Local Schools
- Well Presented Accommodation
- Double Glazing & Gas Central Heating
- Large Back Yard

### Move-in Costs

- Security Deposit: £801.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £160.38. 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

**\*\*\* FAMILY LET - NO STUDENTS/SHARERS \*\*\***

A WELL PRESENTED 5 bedroom mid terraced house situated in the POPULAR Wavertree, L15 area with EXCELLENT TRANSPORT LINKS to Liverpool city centre.

Wavertree is a popular and diverse south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Smithdown Road and Wavertree Playground (known locally as 'The Mystery'). Smithdown Road is a well established student quarter and offers a diverse selection of wine bars, restaurants, coffee shops, take aways, convenience stores and independent businesses. Wavertree is also home to many quality schools including Blue Coat, Liverpool's only grammar school, and is within the catchment area of Liverpool College and King David. The suburb also offers excellent rail and bus links to Liverpool city centre.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 3
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob, Fridge, Freezer, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £20,850
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

To the ground floor there is a hall, front living room, back dining room, kitchen with dining area, WC with wash basin and a large back yard with gated access. To the first floor there are four bedrooms and a family bathroom. The loft has been converted to provide a fifth bedroom. The property also benefits from double glazing and gas central heating.

Immediate viewings are highly recommended to avoid disappointment.

Additional Images



Downstairs WC



Back Dining Room



Kitchen Dining Area



Kitchen Dining Area



Front Living Room



Fireplace



Fireplace



Front Bedroom 1



Front Bedroom 1



Front Bedroom 2



Front Bedroom 2



Back Bedroom 3



Back Bedroom 3



Front Bedroom 2



Back Bedroom 4

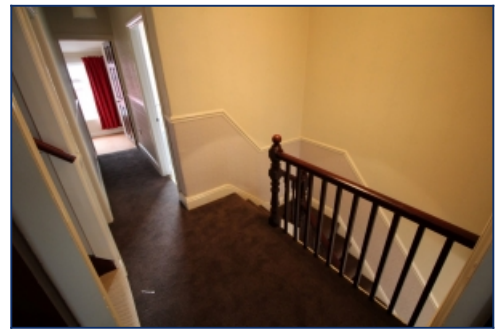




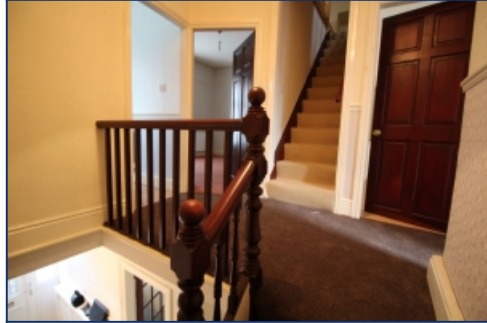
Bathroom



Bathroom



Landing



Landing



Loft Conversion



Loft Conversion



Exterior



Back Yard

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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.