Tramway Road, Aigburth, L17









To Let - £825 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: B84
- New Build Property
- Modern Fitted Kitchen with Integrated Appliances
- Luxurious & Spacious Family Bathroom
- Sought After South Liverpool Location
- Local Shops and Amenities
- Surrounded by Quality Schools
- Excellent Transport Links
- Driveway Parking for 2x Cars
- Good Size Back Garden with Lawn & Patio
- Ideal Family Home - Available for Long Term

Further Details

- Furnishing: Part Furnished
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Off Street, Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Microwave, Fridge, Freezer, Washing Machine, Toaster, Kettle
- Bills Included: None

Move-in Costs

- Security Deposit: £951.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £190.38. 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.

Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £24,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Description

A NEW BUILD 2 BEDROOM TERRACE HOUSE BENEFITING FROM OFF STREET PARKING AND A GOOD SIZE BACK GARDEN WITH LAWN AND PATIO AREA

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 â□□outstandingâ□□ rated Sudley Junior School, Auckland College and St Margaretâ□□s Academy, and offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, modern fitted kitchen, large open plan living/dining room, downstairs W/C and a generous back garden featuring a lawn, patio and gated access to the side. To the first floor are two double bedrooms and a family bathroom.

The property also benefits from double glazing, gas central heating, front and back driveway parking and high standard of finish throughout.

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

Additional Images


Garden


Kitchen


Master Bedroom


Kitchen


Front Elevation


Kitchen


Master Bedroom


Second Bedroom


Second Bedroom


Bathroom


Family Bathroom


Bathroom


Downstairs W/C


Garden

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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.