Milner Road, Aigburth, L17

To Let - £1,400 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Spacious Open Plan Lounge and Dining Area
- Stylish Contemporary Kitchen
- Two Well-Proportioned Double Bedrooms
- Flexible Third Bedroom, Ideal as a Study or Nursery
- Brand New Modern Bathroom with Bath and Overhead Shower
- Delightful Low-Maintenance Rear Yard
- Useful Converted Attic Room, Ideal for Storage or Occasional Use
- Excellent Location Near Aigburth Road, Sefton Park and Lark Lane
- Convenient Walking Distance to Aigburth Train Station

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 87 square metres / 939 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric), Hob (Gas), Washing Machine
- Bills Included: None

Move-in Costs

- Security Deposit: £1,615.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £323.08. 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 Annual Household Income: £42,000
- Guarantor NOT required (subject to referencing)

Description

Brought to the market by Atlas Estate Agents, this beautifully presented three-bedroom terraced house on Milner Road, Aigburth, L17, offers a perfect blend of style, space and convenience – ideal for professionals or a small family seeking a well-located home.

Spread gracefully across two floors, the property boasts a spacious open plan lounge and dining area – the ideal setting for both relaxed evenings in and lively entertaining. At the heart of the home, a sleek and contemporary kitchen awaits, finished to a high standard and designed for both functionality and flair.

Upstairs, you'll find two generously sized double bedrooms, both brimming with natural light, alongside a versatile third room – perfect as a home office, nursery, or guest bedroom. A useful converted attic room accessed accessed via an extendable ladder, provides additional space, ideal for storage or occasional use. The brand new bathroom is a true highlight, featuring a modern suite with bath and overhead shower.

To the rear, a delightful low-maintenance yard offers a private outdoor retreat – ideal for a morning coffee or evening unwind. The home also benefits from full double glazing, gas central heating and is offered unfurnished, giving you the freedom to make it your own.

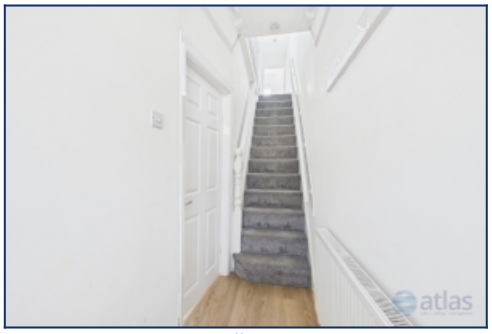
Located just a short stroll from the vibrant amenities of Aigburth Road, with Sefton Park and Lark Lane nearby, and Aigburth train station within easy walking distance, this property ticks all the boxes for those looking to enjoy the best of South Liverpool living.

Additional Images

Yard

Entrance

Entrance


Hallway

Lounge

Lounge/Dining Area

Dining Area

Kitchen

Kitchen

Landing

Bedroom

Bedroom

Bedroom

Bathroom

Loft Space

Loft Space

Yard

Floor Plans

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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.