

## Childwall Lane, Woolton, L25



**To Let - £1,200 per calendar month**

### Key Features

- 4 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C71
- Available Now
- Modern Kitchen & Bathroom
- Large Back Garden with Lawn & Patio Area
- Quality Local Schools
- Generous Room Sizes
- Garage & Driveway Parking
- Sought After Location Minutes From Woolton Village
- Abundance of Built In Storage
- Local Shops and Amenities
- Rent Includes Monthly Gardener

### Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. 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 4 BEDROOM SEMI DETACHED HOME LOCATED IN THE SOUGHT AFTER SUBURB OF WOOLTON, L25

Situated in Woolton, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Strawberry Field (made famous by the Beatles!), Allerton Road, Reynolds Park and Woolton Golf Club. Neighbouring suburb, Mossley Hill, encompasses Sefton Park which is listed by English Heritage and covers a remarkable 235 acres. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Woolton is also served by many quality schools including St Julie's Catholic High School and St Francis Xavier's College. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, bright and spacious living room, large open plan kitchen diner and access to integrated single garage. To the first floor there are three double bedrooms with a shower room and walk in wardrobe to the master, a single bedroom and family bathroom.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Microwave, Fridge, Freezer
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £36,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Externally there is a paved driveway providing off road parking and to the rear there is a large split level landscaped garden with a lawn, decking and paved patio areas.

The property also benefits from gas central and double glazing throughout. The rent includes a monthly gardener visit.

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

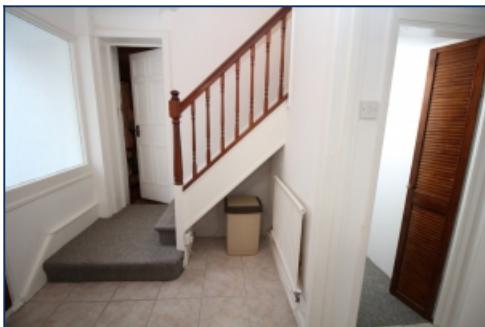
## Additional Images



Bathroom



Garden



Hallway



Living Room



Kitchen



Kitchen



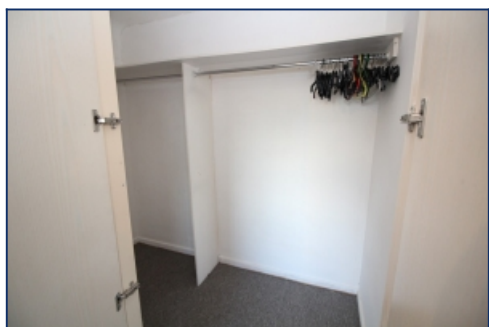
Dining Area



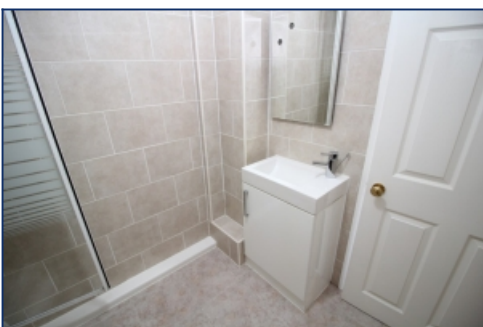
Dining Area



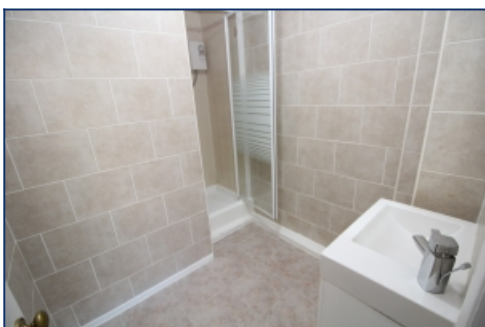
Master Bedroom



Walk In Wardrobe



Shower Room



Shower Room



Bedroom Two



Bedroom Three



Bedroom Four





Garden



Garden



Rear Elevation



Rear Elevation

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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.