

## Rockhouse Street, Tuebrook, L6



To Let - £525 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D65
- Well Presented Accommodation
- Recently Refurbished to a Good Standard
- Modern Fitted Kitchen
- Local Shops and Amenities
- Excellent Transport Links
- Close to Liverpool City Centre
- Back Yard
- Double Glazing & Gas Central Heating
- Ideal Family Home
- Available for Long Term

### Move-in Costs

- Security Deposit: £605.76
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £121.15. 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

\*\*\* REDUCED \*\*\*

A SPACIOUS 3 BEDROOM TERRACED HOUSE BENEFITING FROM A RECENT REFURBISHMENT

The accommodation briefly comprises of; entrance hallway, front living room knocked through back dining room, modern fitted kitchen, anti space, family bathroom and a back yard with gated access. To the first floor are two double bedrooms and a single bedroom.

### Further Details

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

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £15,750
- Housing Benefit Accepted: If you are unemployed and claiming housing benefit then you must qualify for the 3 bedroom local housing allowance (LHA) rate to pass our affordability checks and be considered for this property.
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The property also benefits from double glazing, gas central heating and a recent refurbishment.

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

## Additional Images



Dining Room



Kitchen



Kitchen



Bathroom



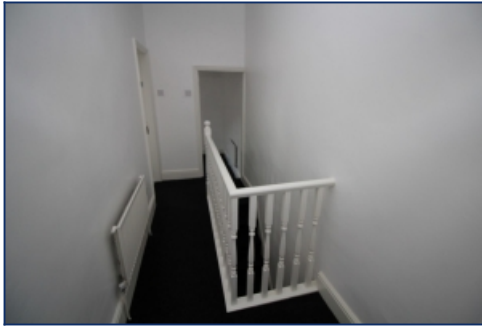
Master Bedroom



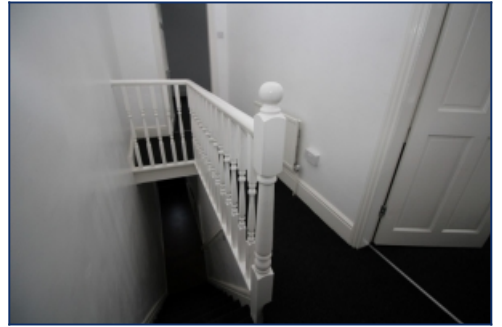
Bedroom 2



Bedroom 3



Landing



Landing

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.