

## Little Heath Road, Speke, L24



To Let - £595 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: Pending
- Well Presented Accommodation
- Minutes from John Lennon Airport
- Modern Fitted Kitchen and Bathroom
- Front Driveway & Garden
- Double Glazing & Gas Central Heating
- Served by Excellent Transport Links
- Two Reception Rooms
- Close To Local Amenities
- Rear Garden with Patio Area
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £686.53
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £137.31. 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 3 BEDROOM MID TERRACED PROPERTY IN A MUCH SOUGHT AFTER LOCATION FEATURING FRONT AND BACK GARDENS MAKING IT AN IDEAL FAMILY HOME.

The accommodation briefly comprises of; entrance hallway, living room, dining room and a kitchen. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally to the front is a gated front garden and to the rear is a large garden with lawn and patio area.

The property also benefits from double glazing and gas central heating.

Viewings are highly recommended to avoid disappointment.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Driveway
- No. of Parking Spaces: 1
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £17,850
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

---

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.