

## Pitville Avenue, Mossley Hill, L18



To Let - £1,400 per calendar month

### Key Features

- 4 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: E
- Fully Refurbished Property
- Attractive Modern Kitchen with Integrated Appliances
- Contemporary Bathroom with Bath & Separate Shower
- Clean and Modern - Well Finished Throughout
- Convenient Downstairs W.c
- Excellent Location Just Off Rose Lane
- An Abundance of Amenities on the Doorstep
- Great Transport Links
- In Easy Reach of Sefton Park
- Viewing Recommended

### 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.

### Description

Introducing this superb semi-detached house, now available to let through Atlas Estate Agents. Located on Pitville Avenue in the desirable suburb of Mossley Hill, L18, this property offers a fantastic opportunity for comfortable living.

Spread over two floors, this home features a well-appointed kitchen and a spacious reception room, perfect for both relaxation and entertainment. With four bedrooms and a contemporary bathroom, there's ample space for the whole family.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 96 square metres / 1,033 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Ceramic), Fridge, Freezer, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £42,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

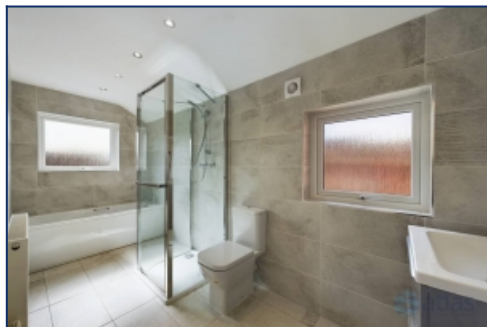
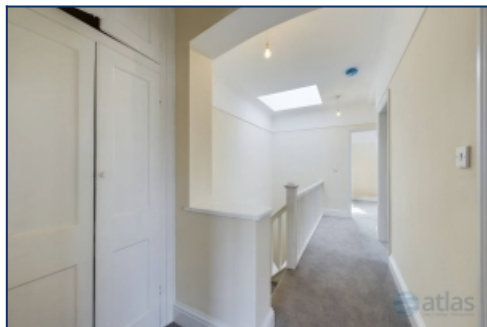
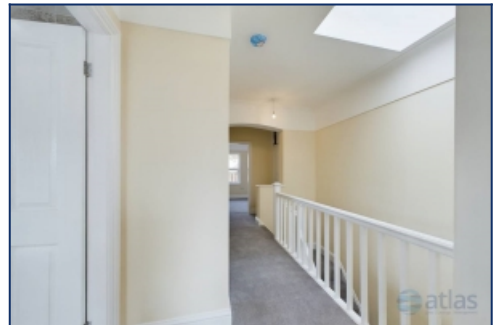
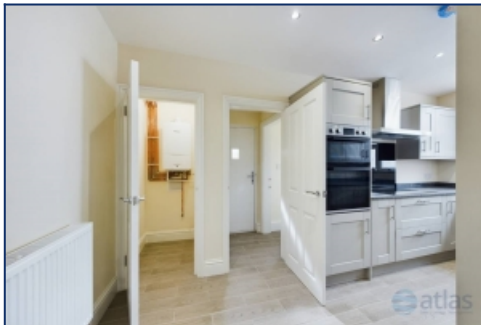
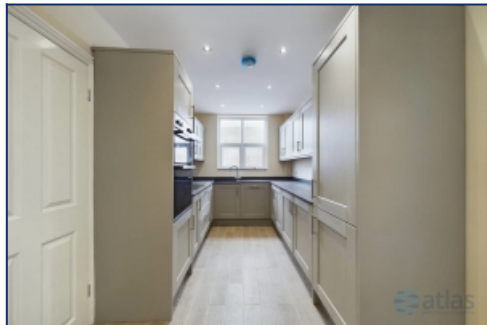
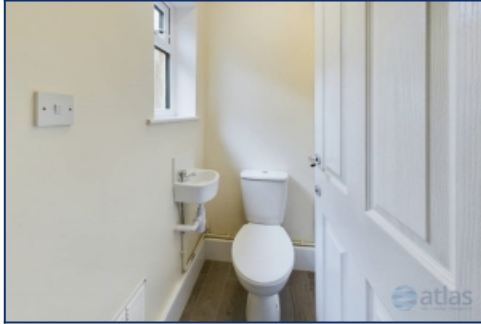
Recently refurbished to a high standard, this property boasts a clean and modern aesthetic throughout, creating a welcoming atmosphere. The convenience of a downstairs W.C adds to the practicality of the layout.

Conveniently located just off Rose Lane, residents can enjoy easy access to a wealth of amenities right on their doorstep. Plus, with great transport links, commuting is a breeze.

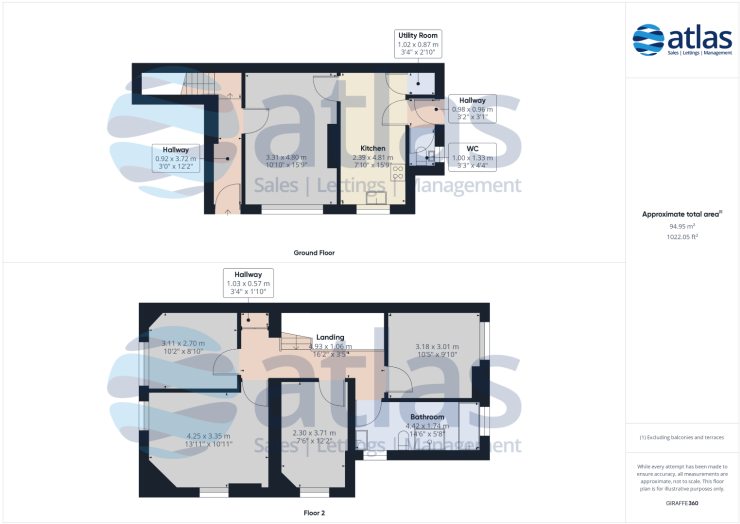
For those who appreciate nature, Sefton Park is just a stone's throw away, offering a tranquil retreat from city life.

This property is offered unfurnished, providing the perfect blank canvas for you to make it your own. Don't miss out on the opportunity to call this well-finished residence your home - book your viewing today!

## Additional Images



Floor Plans



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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.