

## Briarwood Road, Aigburth, L17



## To Let - £699 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D61
- Well Presented Accommodation
- Modern Fitted Kitchen
- Luxury Upstairs Family Bathroom
- Sought After South Liverpool Location
- Quality Local Schools
- Minutes from Sefton Park, Lark Lane and Aigburth Road
- Excellent Transport Links
- On Street Car Parking
- Small Back Yard
- Double Glazing & Gas Central Heating

### Move-in Costs

- Security Deposit: £806.53
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £161.31. 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 2 BEDROOM TERRACED HOUSING IN A SOUGHT AFTER SOUTH LIVERPOOL LOCATION JUST MINUTES FROM SEFTON PARK, LARK LANE AND AIGBURTH ROAD

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance vestibule, open plan living/dining room, modern fitted kitchen, downstairs W/C and a back yard with

### Further Details

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

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £20,970
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

gated access. To the first floor are two bedrooms and the family bathroom accessed through the back bedroom.

The property also benefits from double glazing, gas central heating and some original period features.

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

## Additional Images



Bathroom



Living/Dining



Living/Dining



Downstairs W/C



Bedroom One

Tel: 0151 727 2469  
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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.