

## Lincoln Street, Garston, L19



**To Let - £625 per calendar month**

### Key Features

- 3 Bedroom 2 Bathroom Terraced House
- EPC Rating: D67
- Recently Refurbished Throughout
- Local Shops and Amenities
- Sought After South Liverpool Location
- Bright & Spacious Rooms
- Luxury Kitchen & Bathroom
- Served by Excellent Transport Links
- On Street Car Parking
- Double Glazing & Gas Central Heating
- Two Reception Rooms
- Early Viewing Advised

### Move-in Costs

- Security Deposit: £721.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £144.23. 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 RECENTLY REFURBISHED 3 BEDROOM HOUSE BENEFITING FROM A LUXURY KITCHEN AND BATHROOM

Situated in Garston, a small yet popular south Liverpool suburb and home to many useful amenities including Liverpool South Parkway Train Station, Long Lane Sports Complex and a municipal library. Neighbouring suburb Speke, encompasses Liverpool John Lennon Airport, New Mersey Retail Park and Speke Hall. Speke Hall is a wood-framed wattle-and-daub Tudor manor house and is one of the finest surviving examples of its kind. St Mary's Road is a popular main road running through Garston and features a diverse selection of wine bars, coffee shops and independent businesses. Garston is also home to good schools including Gilmour Junior School and can be within the catchment area of St Margaret's Academy. It offers excellent rail and bus links to Liverpool city centre.

The property briefly comprises of; entrance hallway, living room, dining room, kitchen and a bathroom. To the first floor are two further double bedrooms, a

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: B
- 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: £18,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

single bedroom and a separate W/C. Externally, there is a back yard with gated access.

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

## Additional Images



Bathroom



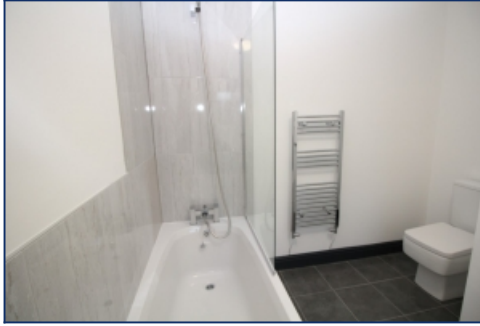
Living Room



Kitchen



Kitchen



Bathroom



Bedroom One



Bedroom Three



W.c



Bedroom Four

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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.