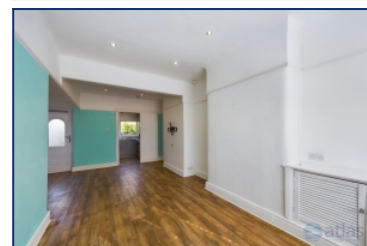
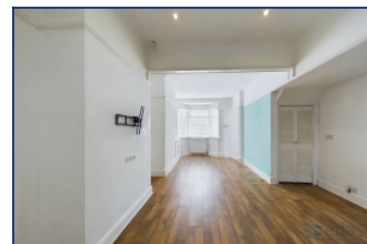


Witton Road, Tuebrook, L13



To Let - £800 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Bright and Inviting Home
- Large Reception Room
- Modern Kitchen
- Contemporary Bathroom
- Fresh Modern Decor
- Good Sized Yard
- Close to Local Shops and Amenities
- Good Transport Links
- Well Presented & Ready to Move Into
- Book Your Viewing Now to Avoid Disappointment

Move-in Costs

- Security Deposit: £923.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £184.62. 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 charming terraced house, brought to the market by Atlas Estate Agents, available to let in the sought-after Witton Road, Old Swan, L13 area.

Step into a bright and inviting home, where modern decor welcomes you. The accommodation is arranged over two floors, offering ample space for comfortable living.

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 50 square metres / 538 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washer Dryer
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £24,000
- Guarantor NOT required (subject to referencing)
- Pets considered
- Smoking NOT permitted

The ground floor boasts a large reception room, perfect for entertaining or simply relaxing after a long day. Adjacent, you'll find the modern kitchen, equipped with contemporary fittings.

Upstairs, three well-proportioned bedrooms await, along with a stylish bathroom, ensuring convenience and comfort for all residents.

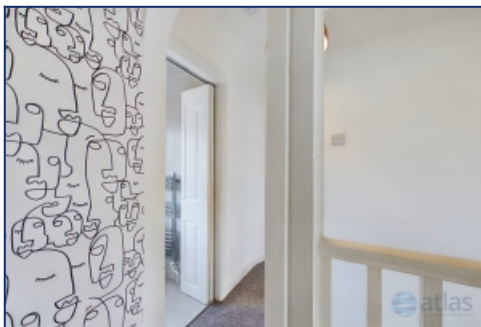
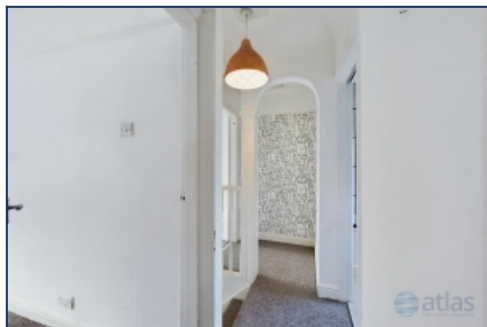
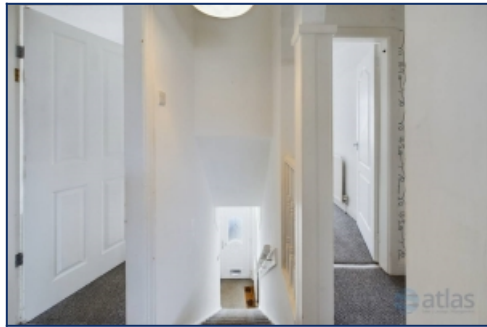
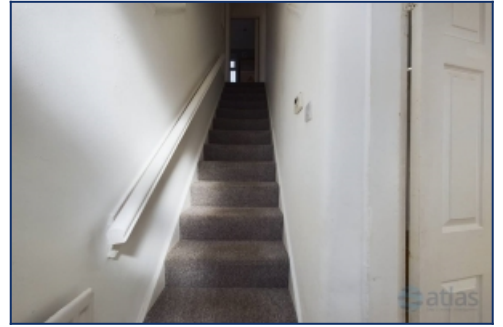
Outside, a good-sized yard provides an ideal spot for al fresco dining during warmer months.

Conveniently located, this property is close to local shops and amenities, ensuring all your daily needs are within easy reach. Excellent transport links further enhance accessibility to nearby areas.

Presented in good condition, this home is unfurnished and ready to move into. Don't miss out on the opportunity to make this your new residence. Book your viewing now to avoid disappointment!

Small pets will be considered.

Additional Images





Hallway
1.01 x 1.03 m
3'3" x 3'4"

1.06 x 0.86 m
3'5" x 2'9"

6.70 x 3.86 m
21'11" x 12'7"

Kitchen
2.09 x 2.11 m
6'9" x 6'10"

Landing / Hallway
1.21 x 2.91 m
3'11" x 9'6"

Bathroom
1.70 x 1.92 m
5'7" x 6'3"

3.25 x 2.04 m
10'8" x 6'8"

4.28 x 2.90 m
14'0" x 9'6"

Ground Floor

Approximate total area*
50.81 m²
544.8 ft²

Reduced headroom
0.65 m²
7 ft²

(*) Excluding balconies and terraces

□ Reduced headroom
Banks (Lesser Kitchens)

While every attempt has been made to ensure accuracy, all measurements are approximate, and not to scale. This floor plan is for illustrative purposes only.

GRAFFEBRO

Email: lettings@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.