

## Lanville Road, Aigburth, L19



**To Let - £1,299 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: E54
- Extremely Well Presented
- Local Shops and Amenities
- Garage & Driveway Parking
- Quiet, Sought After Location
- Modern Kitchen & Bathroom
- Served by Excellent Transport Links
- Available Now
- Quality Local Schools
- Double Glazing & Gas Central Heating
- Early Viewing Advised

### Move-in Costs

- Security Deposit: £1,498.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £299.77. 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 SEMI DETACHED PROPERTY SITUATED IN THE SOUGHT SUBURB OF AIGBURTH.

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 road, rail and bus links to Liverpool city centre.

The property briefly comprises of; entrance hallway, two large reception rooms and kitchen. To the first floor are two double bedrooms, a single bedroom a bathroom and separate W.C. Externally, there is a gated driveway providing off street car parking for 2x cars, a detached garage and a back garden.

### Further Details

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

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £38,970
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

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

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

## Additional Images



Bedroom One



Rear Garden



Living Room



Living Room



Kitchen



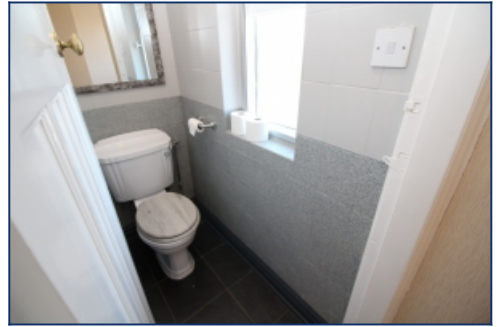
Bedroom Two



Bedroom Three



Bathroom



W.c



Garage

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

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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.