

## Garston Old Road, Garston, L19



**To Let - £875 per calendar month**

### Key Features

- 2 Bedroom 2 Bathroom Terraced House
- EPC Rating: Pending
- Extremely Well Presented Accommodation
- Local Shops and Amenities
- Modern Fitted Kitchen & Bathrooms
- Two Double Bedrooms
- Recently Redecorated Throughout
- Off Road Parking
- Available Now
- Double Glazing & Gas Central Heating
- Served By Excellent Transport Links
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £1,009.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £201.92. 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

AN EXTREMELY WELL PRESENTED TWO BEDROOM HOUSE SITUATED IN GARSTON, L19 BENEFITING FROM A RECENT REDECORATION THROUGHOUT.

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; porch, open plan living room/ kitchen and a downstairs W.C. To the first floor are two double bedrooms one with an en

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Communal
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £26,250
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

suite and a family bathroom.

The property also benefits from double glazing, gas central heating and off road parking.

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

## Additional Images



Front Elevation



Bathroom



Living Room



Downstairs W.c



Bedroom Two

Tel: 0151 727 2469  
Fax: 0151 727 4943

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

Email: [lettings@atlasestateagents.co.uk](mailto:lettings@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.