

## Briarwood Road, Aigburth, L17



**To Let - £670 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D64
- Available Now!
- Double Glazing & Gas Central Heating
- Served by Excellent Transport Links
- Sought After South Liverpool Location
- Modern Fitted Kitchen and Bathroom
- Two Double Bedrooms
- Back Yard with Gated Access
- Fully Tiled Upstairs Bathroom
- Minutes from Aigburth Road, Lark Lane & Sefton Park
- Early Viewing Advised

### Move-in Costs

- Security Deposit: £773.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £154.62. 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

A WELL PRESENTED TWO BEDROOM TERRACED PROPERTY SITUATED IN THE POPULAR SOUTH LIVERPOOL LOCATION OF AIGBURTH, L17.

Aigburth is 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 and St Margaret's Academy, and offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance vestibule, living room knocked through to dining room and an open plan kitchen. To the first floor are two double bedrooms and family bathroom. Externally there is a small back yard with gated access.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob, Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £20,100
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The property also benefits from double glazing, gas central heating and is available now.

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

## Additional Images



Rear Yard



Living Room



Living Room



Kitchen



Kitchen



Bedroom One



Bedroom Two

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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.