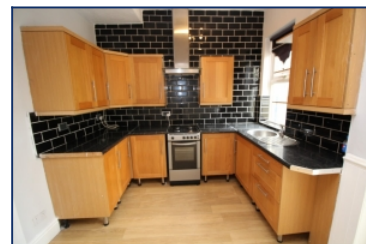
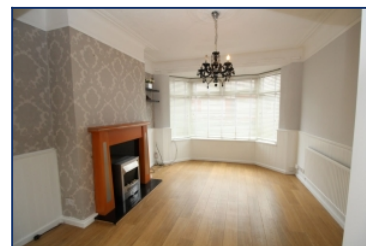


## Ionic Road, Old Swan, L13



**To Let - £650 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: E48
- Available Now
- Served By Excellent Transport Links
- Paved Rear Yard With Gated Access
- Local Shops And Amenities
- Double Glazing & Gas Central Heating
- Situated In The Popular Old Swan, L13 Area
- Modern Fitted Kitchen And Bathroom
- Well Presented Accommodation
- Three Bedroom Two Reception Rooms
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £750.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £150.00. 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 MID TERRACED PROPERTY SITUATED IN THE POPULAR RESIDENTIAL AREA OF OLD SWAN, L13.

To the ground floor there is a hallway, living room knocked through to dining room, kitchen, utility room and a good sized paved back yard with gated access. To the first floor there are three bedrooms and a family bathroom. The property also benefits from double glazing and gas central heating.

There are also an array of local amenities including schools, shops, parks and leisure centres. There are also regular transport links to Liverpool city centre.

Early viewing is advised to avoid disappointment!

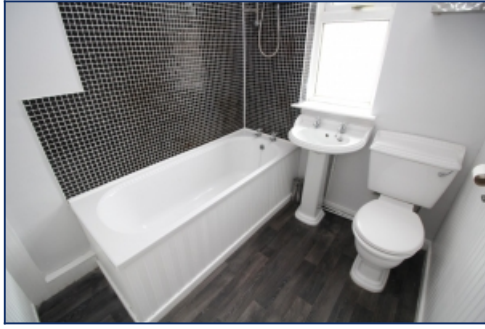
### Further Details

- 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 Cooker
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £19,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

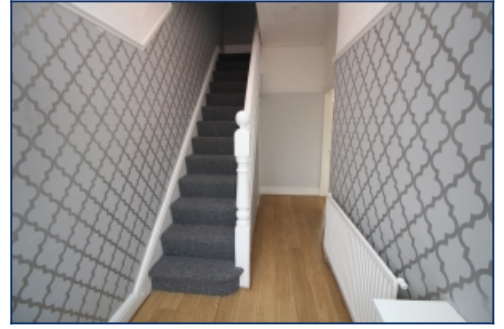
## Additional Images



Bathroom



Dining Room



Hallway



Dining Room



Utility Room



Back Bedroom



Bedroom Three



Rear Yard

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
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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.