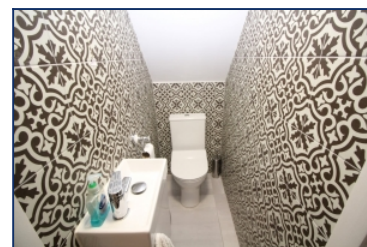


## Gainsborough Close, West Derby, L12



**To Let - £1,300 per calendar month**

### Key Features

- 4 Bedroom 1 Bathroom Detached House
- EPC Rating: C71
- Extremely Well Presented Throughout
- Large Modern Fitted Kitchen
- Garage and Driveway Parking
- Served by Good Transport Links
- Modern Bathroom with Walk-in Shower Enclosure
- Available Now
- Large Rear Garden
- Local Shops and Amenities
- Cul De Sac Location
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £1,500.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £300.00. 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

AN EXTREMELY WELL PRESENTED 4 BEDROOM DETACHED HOUSE LOCATED JUST MINUTES FROM WEST DERBY VILLAGE

The accommodation briefly comprises of; entrance hallway, living room open plan to dining room, spacious kitchen with breakfast bar, downstairs W/C and access to garage. To the first floor are three double bedrooms, a single bedroom and a large family bathroom. Externally there is a large garden to the rear with artificial grass and patio area and to the front there is an integrated single garage and driveway parking.

The property also benefits from double glazing, gas central heating and a recent refurbishment.

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

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: C
- 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: Electric Oven, Gas Hob, Microwave, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £39,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

## Additional Images



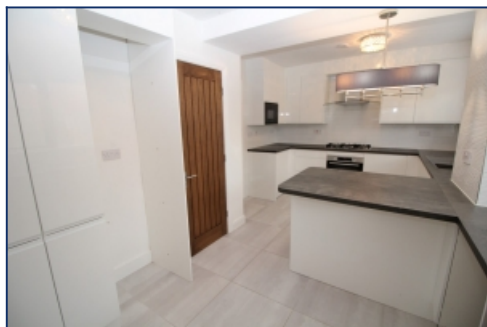
Living Room



Dining Room



Kitchen



Kitchen



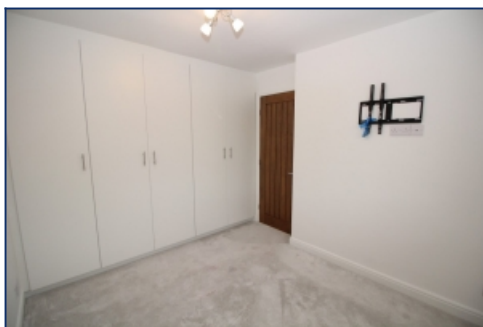
Bedroom One



Bedroom One



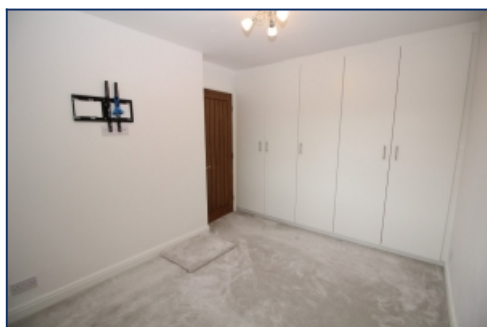
Bedroom Two



Bedroom Two



Bedroom Three



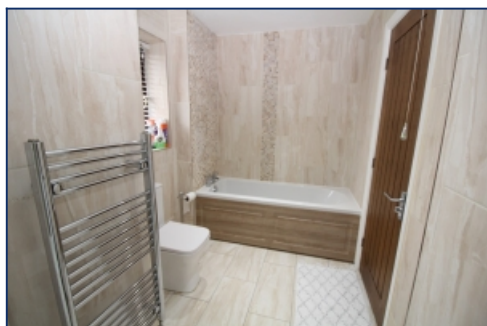
Bedroom Three



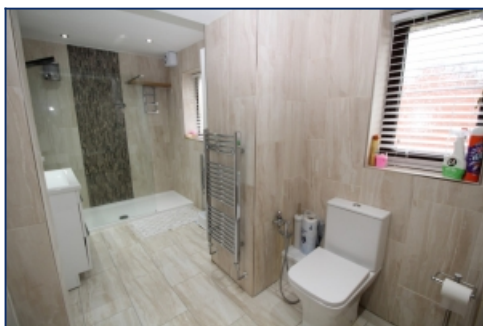
Bedroom Four



Bedroom Four



Bathroom



Bathroom



Rear Garden



Rear Garden

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.