

## Utting Avenue East, Norris Green, L11



**To Let - £1,200 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- \*\*\* Front Garden, Driveway & Rear Garden Currently Being Renovated \*\*\*
- Recent Back to Brick Refurbishment
- Open Plan Kitchen/Living/Dining Area
- French Doors Leading to Patio & Rear Garden
- Brand New Kitchen with Integrated Appliances & Bathroom
- Off Street Parking
- Served by Excellent Transport Links
- Close to Local Shops & Amenities
- Lower Running Costs (Fully Insulated & Everything Brand New)
- Available for Long Term

### Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. 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

\*\*\* Front Garden, Driveway & Rear Garden Currently Being Renovated \*\*\*

Step into your new home with Atlas Estate Agents' latest offering - a charming terraced house, available to let in the heart of Utting Avenue East, Norris Green, L11.

This immaculate residence boasts a thoughtfully designed layout spread over two floors, providing ample space for comfortable living. As you step inside,

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 81 square metres / 871 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Driveway
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £36,000
- Housing Benefit Accepted: If you are unemployed and claiming housing benefit then you must qualify for the 3 bedroom local housing allowance (LHA) rate to pass our affordability checks and be considered for this property.
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

you'll find yourself greeted by a modern kitchen, perfect for culinary adventures, complemented by two welcoming reception rooms ideal for relaxation and entertainment alike.

With three generously sized bedrooms and a sleek bathroom, this home ensures privacy and comfort for the entire family. The recent back-to-brick refurbishment ensures a fresh start, with everything from the kitchen to the bathroom being brand new, promising a contemporary living experience.

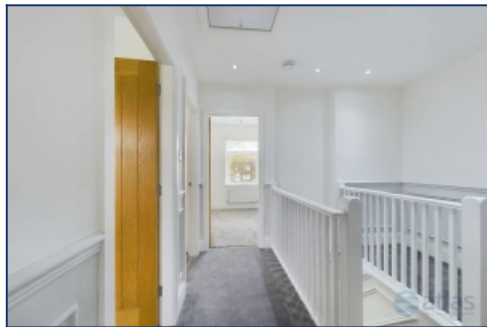
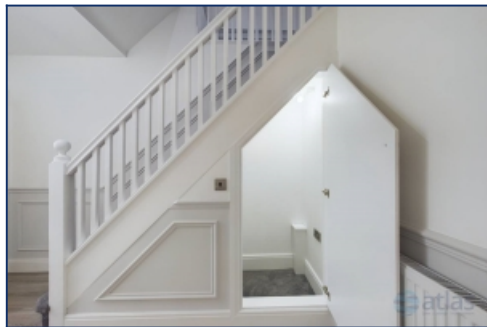
Designed for modern lifestyles, the open-plan kitchen/living/dining area seamlessly blends functionality with style, while French doors beckon you to the patio and rear garden, perfect for al fresco dining or lazy Sunday afternoons.

Awaiting its finishing touches, the front garden, driveway, and rear garden are currently undergoing renovation, promising a beautiful outdoor space to enjoy. Off-street parking adds convenience to your daily routine, while excellent transport links ensure effortless connectivity to the surrounding areas.

Convenience meets comfort with this property's proximity to local shops and amenities, ensuring all your daily needs are within easy reach. Plus, with lower running costs thanks to full insulation and brand-new fixtures, you can enjoy modern living without breaking the bank.

Available for long-term tenancy, this property offers not just a place to live but a place to call home. Don't miss your chance to make this haven yours - schedule a viewing today with Atlas Estate Agents.

## Additional Images



## Floor Plans

