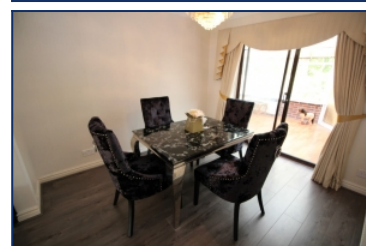


Acer Leigh, Aigburth, L17



To Let - £1,099 per calendar month

Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: C71
- Well Presented Accommodation
- Modern Fitted Kitchen with Appliances & Separate Utility Room
- Family Bathroom with En-suite Bathroom & Downstairs W/C
- Two Reception Rooms & Conservatory
- Sought After South Liverpool Location
- Surrounded by Quality Schools
- Minutes from Lark Lane, Otterspool Promenade and Sefton Park
- Served by Excellent Transport Links
- Off Street Driveway Parking & Garage
- Front & Rear Gardens with Lawn & Patio Area

Move-in Costs

- Security Deposit: £1,268.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £253.62. 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 SUBSTANTIAL 4 BEDROOM DETACHED HOUSE BENEFITING FROM OFF STREET DRIVEWAY PARKING AND FRONT & REAR GARDENS

Situated in Aigburth, 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, Auckland College and St Margaret's Academy, and

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Garage, Driveway
- No. of Parking Spaces: 1
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £32,970
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, front living room, back dining room, conservatory, kitchen, utility room and downstairs W/C. To the first floor are two double bedrooms (one with an en-suite bathroom), two single bedrooms and a family bathroom. Externally there are front and rear gardens, off street driveway parking and a garage.

The property also benefits from double glazing and gas central heating.

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

Additional Images



Bathroom



Living Room



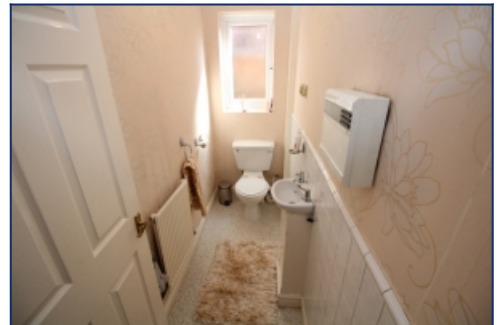
Dining Room



Kitchen



Conservatory



Downstairs W/C



Bedroom One



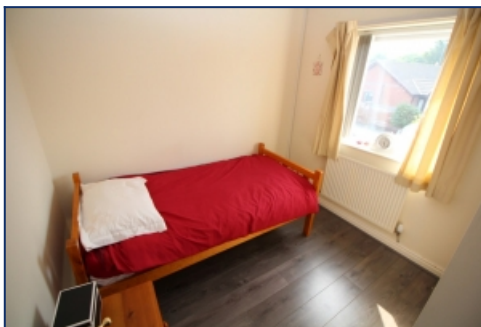
En Suite



Bedroom Two



Bedroom Three



Bedroom Four

Tel: 0151 727 2469
Fax: 0151 727 4943

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

Email: lettings@atlasestateagents.co.uk
Website: 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.