

## Knocloid Road, Tuebrook, L13



To Let - £925 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D66
- Available Immediately
- Brand New Carpets Fitted Throughout
- Sleek, Modern Kitchen with Subway Style Splashback
- Ample Under Stairs Storage
- Bright and Spacious Reception Room with Bay Window and French Doors to Yard
- Spacious, Paved Rear Yard with Raised Flower Bed
- Convenient Outhouse in Yard for Storage
- Family Bathroom with Bath and Overhead Shower
- Amongst a Wealth of Amenities - Close to Plenty of Shops, Restaurants, Pubs and Green Spaces
- Excellent Transport Links - Minutes Walk to Popular Bus Stops on Main Roads

### Move-in Costs

- Security Deposit: £1,067.30
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £213.46. 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

Atlas Estate Agents proudly presents this charming terraced house on Knocloid Road, Tuebrook, L13, available to let immediately.

This inviting home, spread across two well-appointed floors, offers a perfect blend of contemporary style and practical living. As you step inside, you are

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 81 square metres / 870 square feet
- 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: Electric Oven, Gas Hob
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £27,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

greeted by the warm embrace of brand new carpets throughout, setting a cosy tone that flows seamlessly from room to room.

The heart of the home is a sleek, modern kitchen, featuring a stylish subway-tiled splashback that adds a touch of urban elegance. It is complemented by ample under-stairs storage, ensuring all your essentials are neatly tucked away.

The bright and spacious reception room, bathed in natural light from the bay window, is a haven for relaxation and entertainment. French doors open out onto a generous paved rear yard, complete with a raised flower bed, perfect for al fresco dining or leisurely afternoons. Additionally, a convenient outhouse provides extra storage, making the most of the outdoor space.

Upstairs, you'll find three well-proportioned bedrooms, each offering a tranquil retreat from the hustle and bustle of everyday life. The family bathroom is tastefully designed with a bath and overhead shower, providing a perfect spot for unwinding at the end of the day.

Situated in a vibrant neighbourhood, this property is surrounded by a wealth of local amenities, including shops, restaurants, pubs, and green spaces, all just a stone's throw away. With excellent transport links and popular bus stops just a short stroll from your doorstep, getting around the city couldn't be easier.

This unfurnished home is ready for you to make your own, offering the ideal canvas for your personal touch. Don't miss out on the opportunity to live in comfort and style in this great location.

## Additional Images



Kitchen



Bathroom



Entrance Hallway



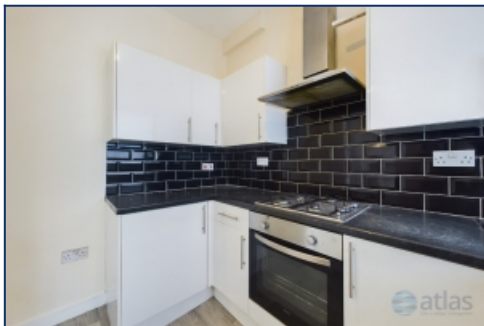
Under Stairs Storage



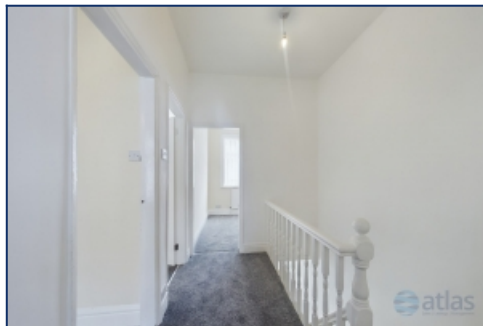
Front Room



Back Room



Kitchen



Landing



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Back Yard

## Floor Plans



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)

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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.