

## Heathfield Road, Wavertree, L15



To Let - £2,000 per calendar month

### Key Features

- 4 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D67
- Available Immediately for Long Term
- Beautifully Presented and Meticulously Maintained, with Charming Character Features
- Generous Outdoor Tiled Porch and a Spacious Indoor Entryway with Charming Character Windows
- Three Spacious and Bright Reception Rooms with Feature Fireplaces
- Convenient Downstairs Utility Room, W.C. and Under Stair Storage Room
- Large Modern Kitchen with Integrated Appliances and Dining Area
- Four Bright and Airy Bedrooms with Stained Glass Windows
- Large Tiled Family Bathroom with Bath and Separate Shower Enclosure
- On a Sizeable Corner Plot - Private Front, Side and Rear Gardens with Garage
- Beautiful Family Home in Desirable Location - Close to a Wealth of Amenities, Great Transport Links and Excellent Schools

### Move-in Costs

- Security Deposit: £2,307.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £461.54. 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.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 158 square metres / 1,696 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Garage
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £60,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

## Description

Welcome to a charming semi-detached house on Heathfield Road, Wavertree, L15, proudly presented by Atlas Estate Agents. This delightful home, available immediately for long-term let, is a quintessential blend of classic character and modern convenience.

Upon arrival, you're greeted by a generously tiled outdoor porch, leading to a spacious entryway adorned with charming character windows. Inside, you'll discover three generously sized reception rooms, each bathed in natural light and featuring elegant fireplaces that add a touch of grandeur to your living space.

The large, modern kitchen is a culinary haven, equipped with integrated appliances and a dining area perfect for family meals and entertaining. A convenient utility room, W.C., and under-stair storage ensure practicality and ease of living.

The property boasts four bright and airy bedrooms, each enhanced by beautiful stained glass windows, creating a serene and inviting atmosphere. The family bathroom, tastefully tiled, includes both a bath and a separate shower enclosure, offering a perfect retreat for relaxation.

Set on a sizeable corner plot, this home benefits from private front, side, and rear gardens, providing ample outdoor space for family activities. A garage adds to the convenience, while the property's meticulously maintained and beautifully presented interior reflects its quality and charm.

Located in a highly desirable area, you'll enjoy proximity to a wealth of amenities, excellent transport links, and outstanding schools. This is not just a house but a beautiful family home, waiting to welcome you.

## Additional Images



Bathroom



Bedroom 2



Front



Outdoor Porch



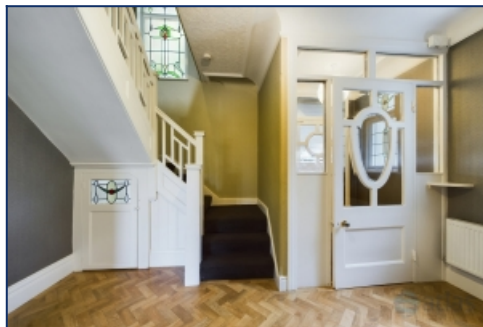
Outdoor Porch



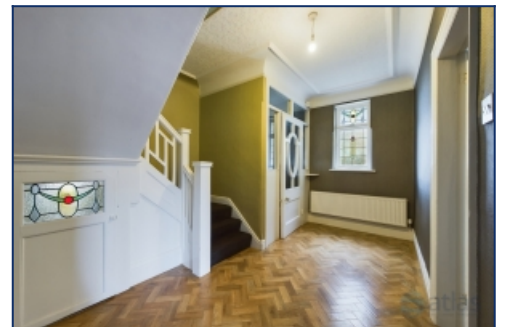
Porch



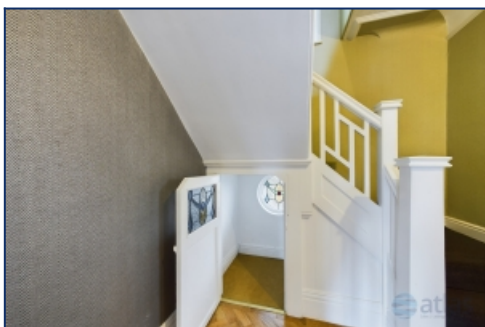
Porch



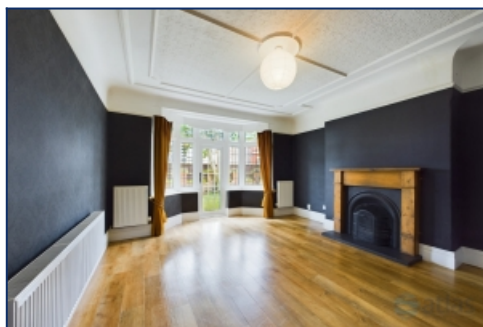
Hallway



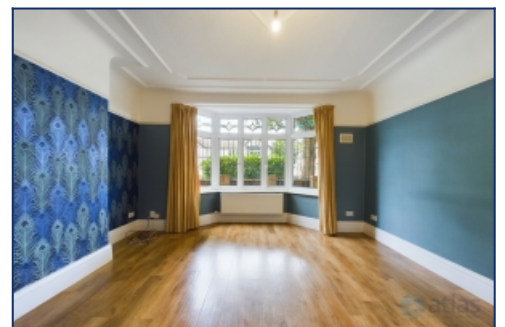
Hallway



Storage



Reception Room



Reception Room 2



Kitchen



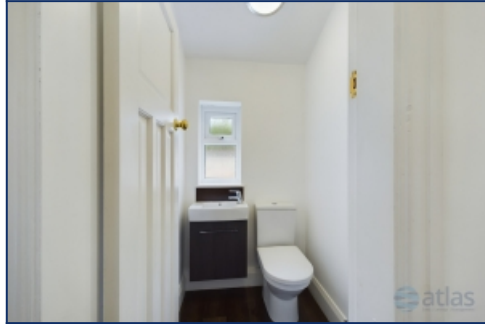
Kitchen



Reception Room 3



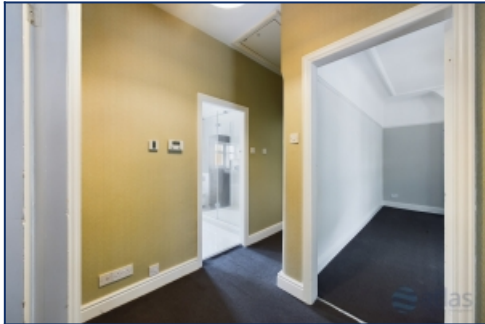
Utility Room



Downstairs W.c.



Landing



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Bathroom



Side Garden



Side Garden



Back Garden

## Floor Plans



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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.