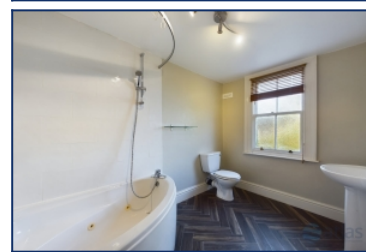
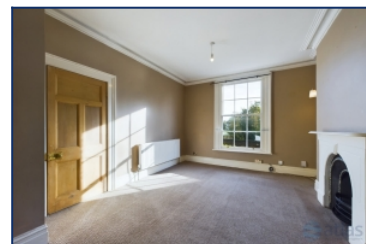


Sandown Lane, Wavertree, L15



To Let - £1,195 per calendar month

Key Features

- 3 Bedroom 2 Bathroom Terraced House
- EPC Rating: D68
- Stunning Period Property with Many Original Features
- Extremely Large and Well Maintained Rear Garden
- Master Bedroom with En Suite Bathroom
- Served by Excellent Transport Links
- Large Basement
- Local Shops and Amenities
- Large Room Sizes & High Ceilings
- Modern Kitchen & Bathroom
- Gas Central Heating
- Early Viewing Advised!

Move-in Costs

- Security Deposit: £1,378.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £275.77. 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 STUNNING THREE BEDROOM PERIOD PROPERTY SITUATED IN THE POPULAR SOUTH LIVERPOOL SUBURB OF WAVERTREE, L15.

Situated in Wavertree, a popular and diverse south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Smithdown Road and Wavertree Playground (known locally as 'The Mystery'). Smithdown Road is a well established student quarter and offers a diverse selection of wine bars, restaurants, coffee shops, take aways, convenience stores and independent businesses. Wavertree is also home to many quality schools including Blue Coat, Liverpool's only grammar school, and can be within the catchment area of Liverpool College and King David. The suburb

Further Details

- Furnishing: Unfurnished
- No. of Floors: 4
- Floor Space: 1,648 square metres / 17,739 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £35,850
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

also offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, living and dining room, stairs leading down to the kitchen and access to the basement. To the first floor there are two double bedrooms and family bathroom. To the second floor there is a large double bedroom with en suite. Externally there is a paved front garden with stairs leading to the entrance and an extremely spacious and well maintained garden with secluded patio area.

The property also benefits from gas central heating and many original period features.

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

Additional Images



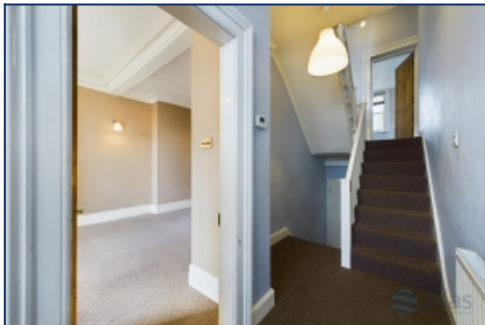
Garden



Garden



Hallway



Hallway



Reception



Kitchen



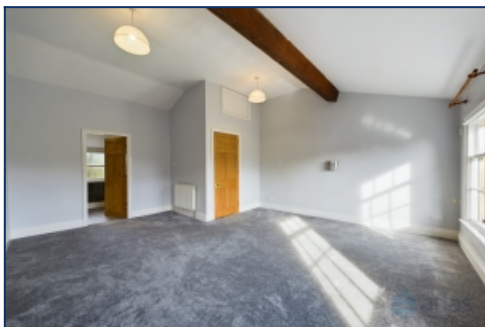
Reception



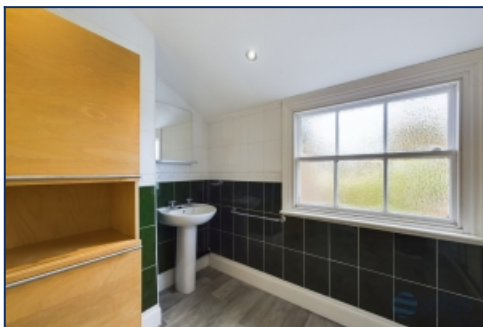
Bedroom



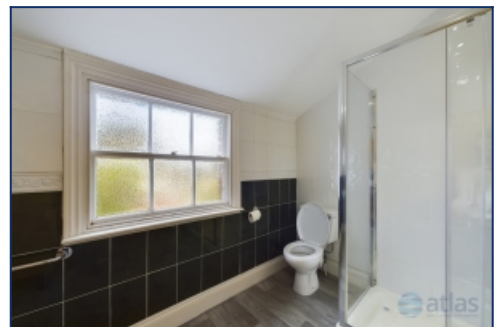
Bedroom



Bedroom



En-suite



Floor Plans



Tel: 0151 727 2469
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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.