

Poppleford Close, Belle Vale, L25



To Let - £1,000 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Town House
- EPC Rating: C73
- Well-Presented Family Home
- Generously Sized Lounge
- Fitted Kitchen Complete with Gas Hob, Electric Oven, Washing Machine and Tumble Dryer
- Master Bedroom with Fitted Wardrobes
- Fantastic Loft Room with Skylights
- Well-Maintained Bathroom with Bath and Overhead Shower
- Sunroom to Rear with Garden Access
- Rear Garden Complete with Lawn, Paved Area and Slate Gravel
- Driveway Parking and Front Garden
- Located in Quiet, Residential Close

Move-in Costs

- Security Deposit: £1,153.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £230.77. 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

Atlas Estate Agents are delighted to bring to the market this well-presented family home, nestled in the peaceful, residential Poppleford Close, Belle Vale, L25. This part-furnished home offers a harmonious blend of comfort and style, arranged over two floors.

Upon entering, you are greeted by a generously sized lounge, perfect for relaxing or entertaining guests. The adjacent fitted kitchen is a cook's delight, featuring a gas hob, electric oven, washing machine, and tumble dryer, providing all the modern conveniences.

Further Details

- Furnishing: Part Furnished
- No. of Floors: 2
- Floor Space: 79 square metres / 845 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Washing Machine, Tumble Dryer
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £30,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Upstairs, the master bedroom boasts fitted wardrobes, offering ample storage space. A well-maintained bathroom completes the first floor, featuring a bath with an overhead shower, promising a refreshing start to your day or a relaxing end to your evening.

One of the home's standout features is the fantastic loft room, illuminated by skylights, which could serve as a versatile space for a home office, study, or additional bedroom.

To the rear of the property, you will find a sunroom that opens directly onto the garden. This outdoor space is a true oasis, complete with a lawn, paved area, and slate gravel, perfect for al fresco dining or a tranquil escape.

Additional features include driveway parking and a front garden.

Situated in a quiet, residential close, this property offers a serene retreat while still being conveniently located near local amenities. Do not miss the opportunity to make this charming townhouse your new home.

Additional Images



Master Bedroom



Bathroom



Lounge



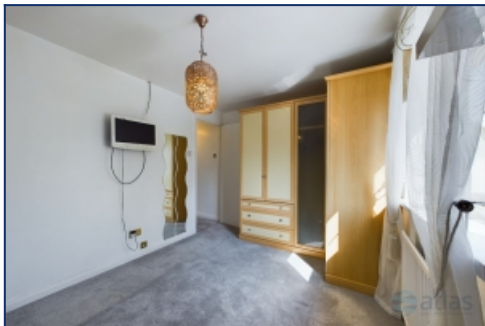
Kitchen



Conservatory



Landing



Master Bedroom



Bedroom 2



Loft



Garden



Garden



Garden

Floor Plans



Approximate total area*

75.54 m²

815.4 ft²

Reduced headroom

9.68 m²

104.19 ft²

(*) Excluding balconies and terraces

(†) Reduced headroom below 1.90m (6ft 3in)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GSM/FE/340

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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.