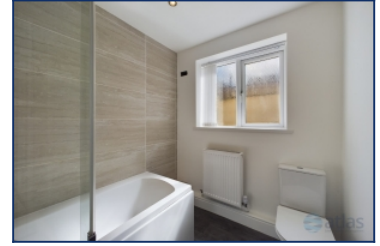


## Eton Street, Walton, L4



## To Let - £900 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: E53
- Fully Refurbished Throughout
- Extremely Well Presented
- Modern Gloss White Fitted Kitchen with Grey Tiled Splashback
- Contemporary Family Bathroom with Bath & Shower
- Served by Good Transport Links
- Close to Liverpool City Centre
- On Street Car Parking
- Double Glazing & Gas Central Heating
- Available for Long Term
- Viewing Highly Recommended - Ideal Family Home

### Move-in Costs

- Security Deposit: £1,038.46
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £207.69. 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 fully refurbished 3 bedroom terrace house benefiting from a brand new kitchen and bathroom

To the ground floor there are two reception rooms, fitted kitchen, bathroom and a back yard with gated access. To the first floor there are two double bedrooms and a single bedroom. The property has been refurbished to an excellent standard and benefits from double glazing and gas central heating.

There are also an array of local amenities including schools, shops, parks and leisure centres. There are also regular transport links to Liverpool city centre.

Immediate viewings are highly recommended to avoid disappointment.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 77 square metres / 830 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

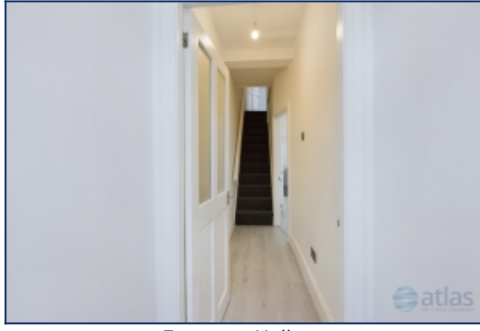
### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £27,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

## Additional Images



Bedroom 1



Entrance Hallway



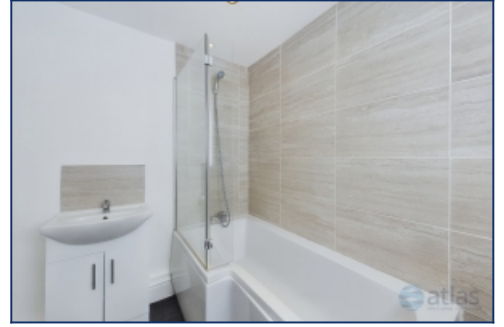
Lounge



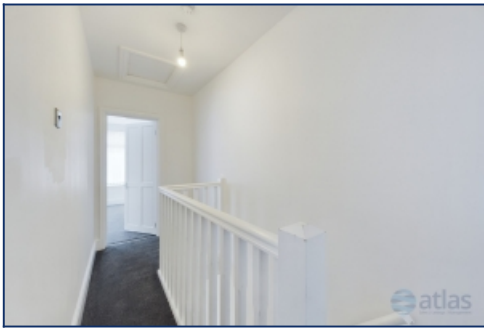
Lounge



Lounge



Bathroom



Landing



Bedroom 2



Bedroom 3

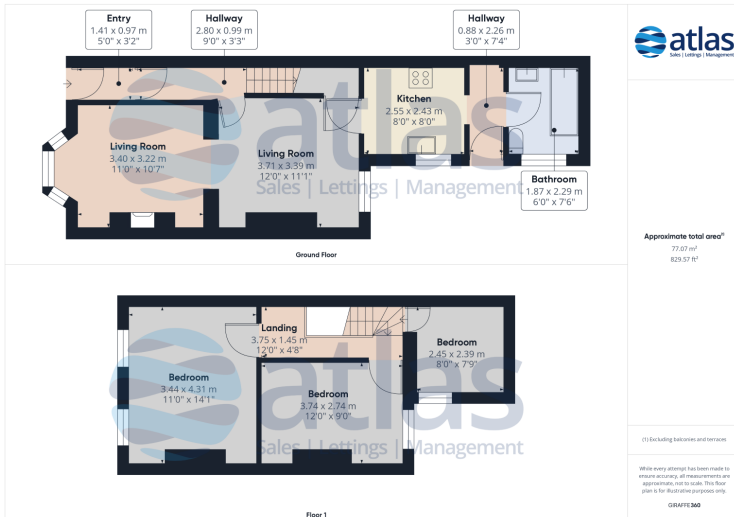


Rear Yard



Rear Yard

## Floor Plans



Fax: 0151 727 4943

Mossley Hill, Liverpool, L18 1LN

Website: [www.atlasestateagents.co.uk](http://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.