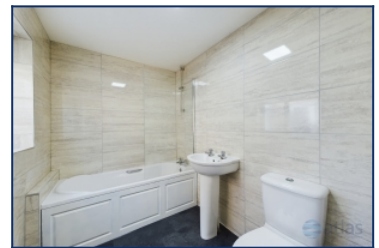


Allerford Road, West Derby, L12



To Let - £1,200 per calendar month

Key Features

- 3 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- FULLY AVAILABLE IMMEDIATELY
- Sizeable, Well-presented Family Home
- Spacious, Open Plan Lounge Area with Sliding Doors to Garden
- Convenient Downstairs W.C.
- Kitchen Complete with Integrated Electric Hob and Oven
- Three Generously Sized and Well Presented Bedrooms with Brand New Carpets
- Modern Family Bathroom with Bath and Overhead Shower
- Master Bedroom Featuring En Suite Bathroom with Shower
- Driveway Parking & Garage
- Spacious Back Garden

Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. 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 a spacious detached house available to let on Allerford Road, in the charming neighbourhood of West Derby, L12. This sizeable and well-presented family home offers an ideal setting for family living.

As you step inside, you are greeted by a bright and airy reception room that flows seamlessly into a spacious, open-plan lounge area. This inviting space is perfect for both relaxation and entertaining, enhanced by sliding doors that open directly onto the expansive back garden. The well-appointed kitchen is a

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 73 square metres / 791 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £36,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

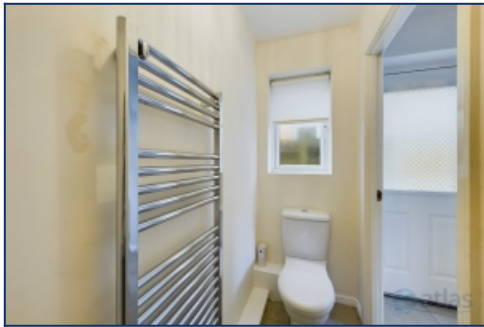
chef's dream, featuring an integrated electric hob and oven, ensuring meal preparation is both convenient and enjoyable. The ground floor also benefits from a convenient downstairs W.C., catering to the needs of a busy household.

Ascending to the first floor, you will find three generously sized and beautifully presented bedrooms, each adorned with brand new carpets. The modern family bathroom, complete with a bath and overhead shower, offers a sleek and stylish retreat for unwinding after a long day.

Additional features of this wonderful home include ample driveway parking and a garage, providing secure parking space. The spacious back garden is perfect for outdoor activities, gardening, or simply soaking up the sun. Unfurnished, this property offers a blank canvas ready for you to infuse with your personal style.

Situated on Allerford Road, this property is perfectly positioned to enjoy the best of West Derby's amenities, schools, and transport links, making it an ideal choice for families. This wonderful home is fully available immediately, ready to welcome its new occupants. Don't miss the opportunity to make this impressive detached house your new family haven. Contact Atlas Estate Agents today to arrange a viewing and take the first step towards your new home on Allerford Road.

Additional Images



Downstairs W.c.



Bedroom 3



Entrance Hallway



Entrance Hallway



Lounge



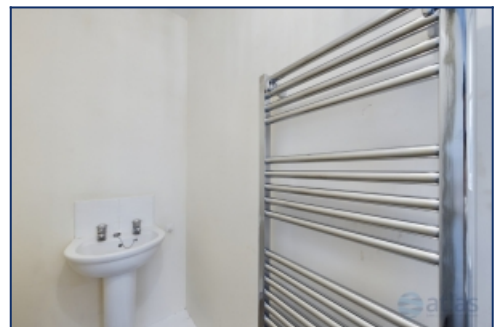
Lounge



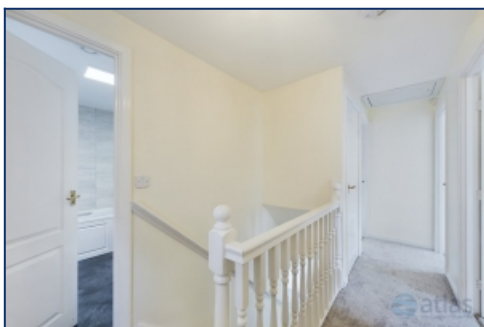
Kitchen



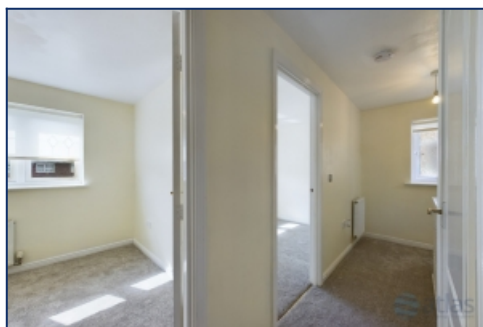
Kitchen



Downstairs W.c.



Landing



Landing



Bedroom 1



Bedroom 2



En Suite Bathroom



En Suite Bathroom



Back Garden

Floor Plans



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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.