

## Kinsale Drive, Allerton, L19



**To Let - £1,050 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Available Immediately
- Recently Refurbished and Redecorated
- Modern Kitchen Complete with Integrated Gas Hob and Electric Oven
- French Doors Off Kitchen to Garden
- Convenient Downstairs W.C.
- Fully Refurbished, Modern Family Bathroom with Bath and Overhead Shower
- Bright and Spacious Bedrooms with Brand New Carpet
- South-East Facing Rear Garden with Patio Area and Lawn
- Excellent Transport Links - Minutes from Liverpool South Parkway Railway Station
- Excellent Amenities Nearby - Plenty of Local Supermarkets, Shops, Restaurants and Pubs

### Move-in Costs

- Security Deposit: £1,211.53
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £242.31. 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 present this charming terraced house, now available to let, nestled in the heart of Kinsale Drive, L19. This recently refurbished and redecorated property offers a delightful blend of modern convenience and classic comfort, ideal for those seeking a welcoming home.

Upon entering, you are greeted by a spacious reception room, perfect for relaxation and entertaining guests. The modern kitchen, complete with an integrated gas hob and electric oven, is a culinary enthusiast's dream. French doors lead directly from the kitchen to a serene, south-east facing rear garden, featuring a patio area and a well-maintained lawn – an ideal spot for al fresco dining and enjoying the sun.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 55 square metres / 592 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- 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: £31,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The ground floor also boasts a convenient downstairs W.C., enhancing the home's practical layout. Upstairs, you will find two bright and spacious bedrooms, each fitted with brand new, plush carpeting. The fully refurbished family bathroom is a haven of modernity, offering a bath with an overhead shower.

This unfurnished property spans two floors, allowing ample space for personalisation to create your ideal living environment. Available immediately, this home is ready for you to move in and start making memories.

Situated just minutes from Liverpool South Parkway Railway Station, this location offers excellent transport links, ensuring easy commutes and access to the wider area. Additionally, the vibrant local amenities include a variety of supermarkets, shops, restaurants, and pubs, catering to all your daily needs.

Don't miss this opportunity to reside in a beautifully modernised home in a prime location. Contact Atlas Estate Agents today to arrange a viewing and experience the charm of Kinsale Drive for yourself.

## Additional Images



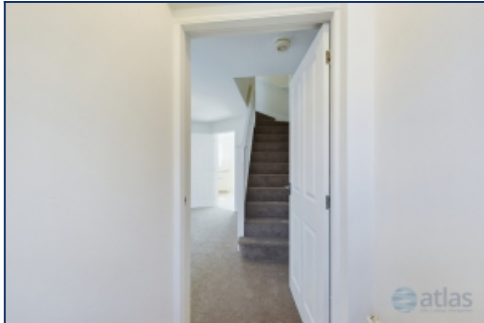
Bathroom



Garden



Entrance Hallway



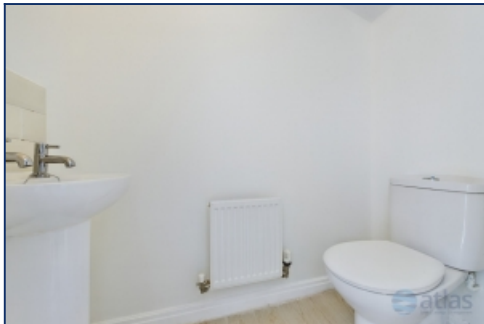
Entrance



Lounge



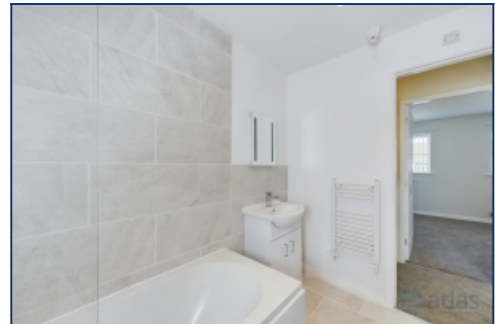
Kitchen/W.c.



Downstairs W.c.



Kitchen



Bathroom



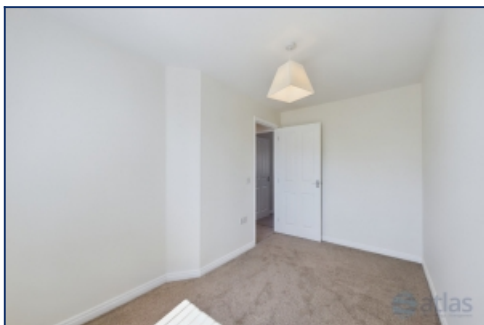
Bedroom 1



Bedroom 1



Bedroom 2



# 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.