

## Woodhall Road, Old Swan, L13



## To Let - £1,000 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Available Immediately for Long Term
- Well Maintained & Presented Throughout
- Open Plan Reception Room with Bay Window and Log Burner
- Contemporary Open Plan Fitted Kitchen with Appliances
- Convenient Built in Under Stair Storage
- Three Good Sized Bedrooms with Built in Furniture
- Fully Tiled Family Bathroom with Bath and Overhead Shower
- Private Gated Courtyard
- Loft Space for Storage
- Situated in the Popular Old Swan, L13 Area - Close to a Wealth of Amenities, Great Schools and Excellent Transport Links

### 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 proudly present this beautifully maintained and well-presented terraced house, available to let immediately for long-term occupancy. Nestled on the sought-after Woodhall Road in the popular Old Swan, L13 area, this charming home offers a perfect blend of contemporary living and traditional character.

The accommodation, thoughtfully arranged over two floors, greets you with an inviting open-plan reception room. This bright and airy space boasts a bay

### Further Details

- Furnishing: Part Furnished
- No. of Floors: 2
- Floor Space: 83 square metres / 895 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: Fridge, Freezer, Washing Machine, Dishwasher
- 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

window, filling the room with natural light, and a cosy log burner, perfect for those cooler evenings. The seamless transition into the modern fitted kitchen creates a sociable space, ideal for entertaining. The kitchen is equipped with sleek appliances, offering a functional yet stylish environment for culinary enthusiasts. Conveniently, there is also built-in under-stair storage to keep everything tidy and organised.

Upstairs, you will find three generously sized bedrooms, each benefiting from built-in furniture, providing ample storage without compromising on space. The family bathroom is fully tiled and features a bath with an overhead shower, combining practicality with a touch of luxury.

Externally, the property enjoys a private gated courtyard, offering a tranquil outdoor space, perfect for al fresco dining or simply unwinding after a busy day.

Located in a vibrant area, this home is close to a wealth of local amenities, highly regarded schools, and excellent transport links, making it an ideal choice for families and professionals alike.

Part furnished and available immediately, this well-maintained property is ready for you to make it your home. Don't miss the opportunity to secure a stylish residence in the heart of Old Swan, L13.

## Additional Images



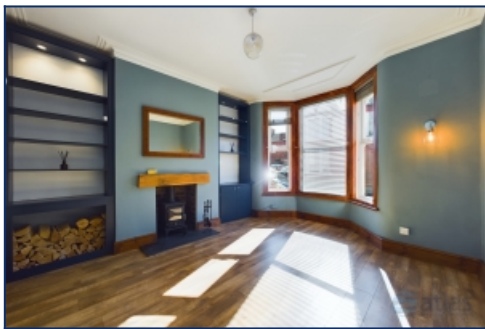
Bedroom 1



Bathroom



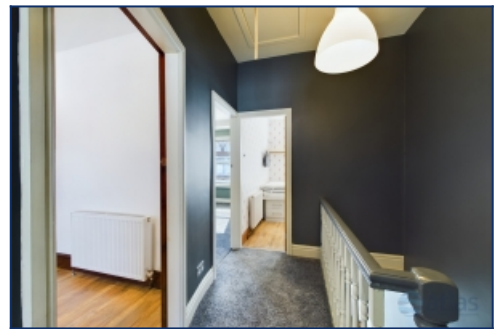
Staircase



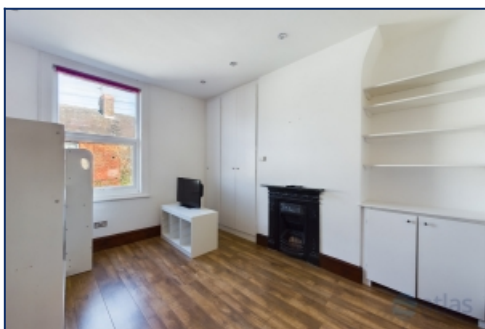
Reception Room



Reception Room



Landing



Bedroom 2



Bedroom 3



Back



Courtyard

## 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.