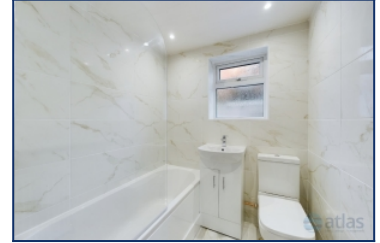


## Bellmore Street, Garston, L19



To Let - £795 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Ready for Immediate Move-in
- Spacious and Bright Open-plan Lounge and Dining Area
- Lounge Enhanced with Bay Window and Feature Fireplace
- Contemporary Kitchen Equipped with New Hob and Oven
- Practical Downstairs Bathroom with Bath and Overhead Shower
- Two Generous Double Bedrooms, Each with Built-in Storage
- Handy Storage Cupboard Accessible from Lounge
- Ideally Situated Near South Parkway Train Station
- Energy-efficient Double Glazing and Gas Central Heating
- Prime Location in the Highly Desirable L19 Area

### Move-in Costs

- Security Deposit: £917.30
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £183.46. 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 Charming Two-Bedroom Terraced Home in the Heart of Garston

Atlas Estate Agents are delighted to present this charming two-bedroom terraced house, available to let on Bellmore Street in the ever-popular Garston, L19. This well-maintained property is offered unfurnished and ready for immediate move-in, providing a perfect blend of comfort and practicality.

Spread across two floors, the accommodation begins with a spacious and bright open-plan lounge and dining area. The bay window invites streams of

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 550 square feet / 51 square metres
- 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 Annual Household Income: £23,850
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

natural light, while the feature fireplace adds a cosy touch. A handy storage cupboard is neatly tucked away in the lounge, providing a practical solution for everyday essentials.

The contemporary kitchen, soon to be equipped with a brand-new oven and hob, is both stylish and functional. Adjacent, the downstairs bathroom is fitted with a bath, overhead shower, and a crisp, modern finish.

Upstairs, you'll find two generously sized double bedrooms, each boasting built-in storage to keep your space clutter-free. The home benefits from energy-efficient double glazing and gas central heating, ensuring year-round comfort.

Blinds will be newly fitted throughout, adding the finishing touch to this inviting home. Conveniently located near South Parkway Train Station, this property is perfectly positioned for commuters and offers easy access to local amenities in the desirable L19 area.

This is a fantastic opportunity to secure a well-appointed home in a prime location. Don't miss out—contact Atlas Estate Agents today to arrange your viewing!

## Additional Images



Kitchen



Entrance



Dining Area



Kitchen



Bedroom Two

## 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.