

## Logfield Drive, Garston, L19



To Let - £1,050 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Available for Immediate Occupancy
- Spacious Lounge Featuring a Charming Fireplace and French Doors Leading Seamlessly Into the Kitchen
- Contemporary Kitchen Equipped with an Electric Oven and Gas Hob
- Two Generously Sized Double Bedrooms, Including a Master Bedroom with a Convenient Storage Cupboard
- Modern Family Bathroom, Complete with a Bath and Overhead Shower
- Expansive, Well-Maintained Garden Offering Plenty of Outdoor Space
- Private Driveway for One Car and a Neatly Presented Front Lawn
- Double-Glazed Windows and Gas Central Heating for Energy Efficiency and Comfort
- Ideally Located Close to Excellent Local Amenities, Including the New Mersey Retail Park, Just a Short Walk Away
- Conveniently Situated Near Superb Transport Links

### 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.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 596 square feet / 55 square metres
- 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 Annual Household Income: £31,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

## Description

Charming Two-Bedroom Terrace in Garston - Ready to Welcome You Home

Atlas Estate Agents are delighted to present this delightful terraced house To Let, perfectly positioned on the sought-after Logfield Drive in the vibrant neighbourhood of Garston, L19.

This inviting home offers accommodation arranged over two well-appointed floors, featuring a spacious lounge with a charming fireplace that creates a warm and cosy focal point. French doors connect seamlessly to the contemporary kitchen, fitted with an electric oven and gas hob - a perfect space for culinary creations and socialising alike.

Upstairs, you'll find two generously sized double bedrooms, including a bright and airy master bedroom with a convenient built-in storage cupboard. The modern family bathroom is thoughtfully designed, complete with a bath and overhead shower to suit busy lifestyles or indulgent evenings of relaxation.

The outdoor space is a true highlight, boasting an expansive, well-maintained garden ideal for entertaining, gardening, or simply unwinding in the open air. A private driveway accommodates one car, complemented by a neatly presented front lawn to enhance kerb appeal.

Practicality meets comfort with double-glazed windows and gas central heating, ensuring year-round energy efficiency. With excellent local amenities on your doorstep, including the popular New Mersey Retail Park, and superb transport links for effortless commuting, this property offers the perfect blend of convenience and lifestyle.

Offered unfurnished and available for immediate occupancy, this charming home is ready to welcome you. Don't miss the opportunity to make it yours - contact Atlas Estate Agents today to arrange a viewing!

## Additional Images



Kitchen



Bedroom



Entrance



Lounge



Kitchen



Bedroom

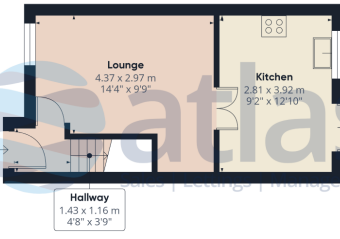


Bathroom

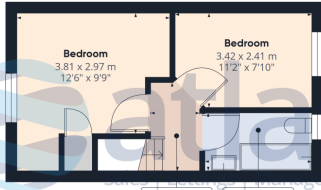


Garden

## Floor Plans



Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
55.20 m<sup>2</sup>  
595.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GSMT/ESAO

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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.