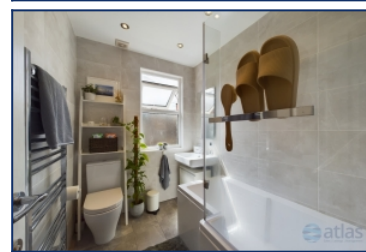


## Kenyon Road, Wavertree, L15



To Let - £1,300 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D
- Extremely Well Maintained and Presented Throughout
- Spacious Open Plan Reception Room with Bay Windows, Log Burner Feature and Patio Doors to Rear
- Contemporary Fitted Kitchen with Appliances
- Convenient Downstairs W.C/Utility Room
- Three Bright and Airy Bedrooms
- Family Bathroom with Bath and Overhead Shower
- Private Gated Courtyard
- On Street Car Parking
- Amongst a Wealth of Amenities - Located Off Church Road and Minutes Walk to Allerton Road - Plenty of Local Shops, Bars, Restaurants and Cafes
- Lovely Three Bedroom Terraced Family Home in Good Location L15

### Move-in Costs

- Security Deposit: £1,500.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £300.00. 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

This lovely three-bedroom family home spans two well-appointed floors, offering an exceptional blend of comfort and modern living. Step inside and be greeted by an expansive open-plan reception room, where bay windows allow natural light to flood the space. A charming log burner feature invites cozy evenings, while patio doors open directly onto a private gated courtyard, perfect for al fresco dining or a morning coffee.

### Further Details

- Furnishing: Part Furnished
- No. of Floors: 2
- Floor Space: 82 square metres / 885 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Microwave, Fridge, Freezer, Washing Machine, Toaster, Kettle
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £39,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The contemporary fitted kitchen is a culinary delight, complete with state-of-the-art appliances and sleek finishes. Adjacent to the kitchen, you'll find a convenient downstairs W.C and utility room, adding to the home's functional design.

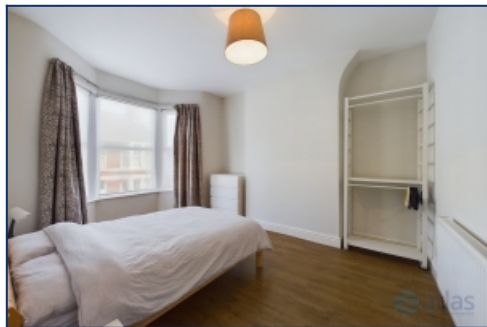
Upstairs, three bright and airy bedrooms await, each thoughtfully designed to provide a tranquil retreat. The family bathroom is both stylish and practical, featuring a bath with an overhead shower for a relaxing end to your day.

Part furnished and maintained to an impeccable standard, this property boasts a harmonious blend of classic charm and modern amenities. On-street car parking is readily available, adding to the convenience of this prime location.

Nestled amongst a wealth of amenities, Kenyon Road is just off Church Road and a mere minutes' walk to the vibrant Allerton Road. Here, you'll find an array of local shops, bars, restaurants, and cafes, ensuring you're never far from the heart of the action.

Don't miss the opportunity to make this delightful house your home. Contact Atlas Estate Agents today to arrange a viewing and experience the allure of this remarkable property for yourself.

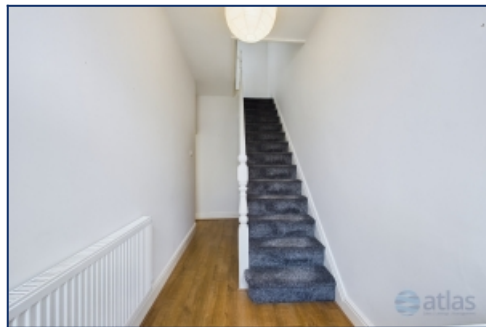
## Additional Images



Bedroom 1



Bedroom 2



Staircase



Hallway



Reception Room



Reception Room



Reception Room



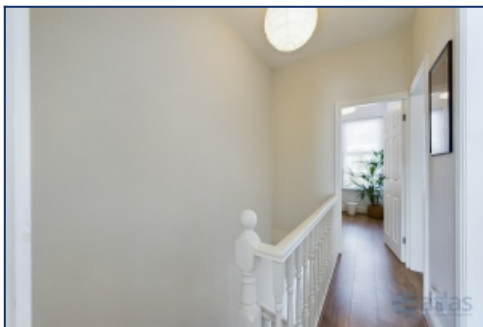
Reception Room



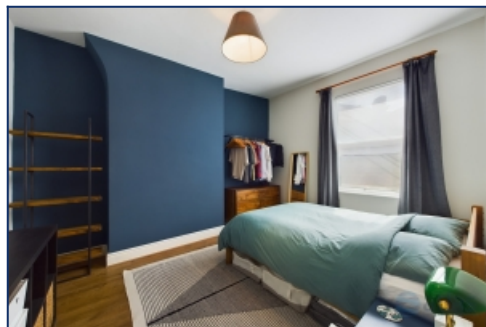
Reception Room



Utility Room

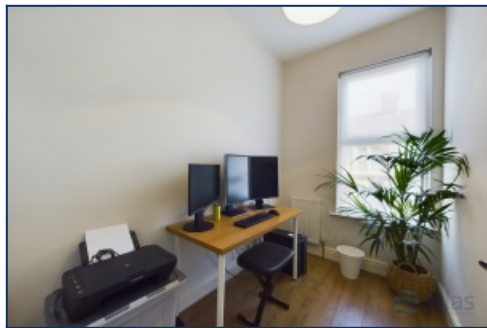


Landing

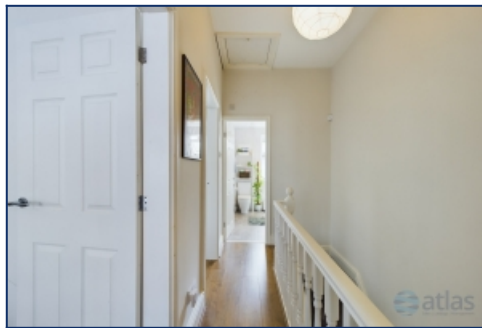


Bedroom 2





Bedroom 3



Landing

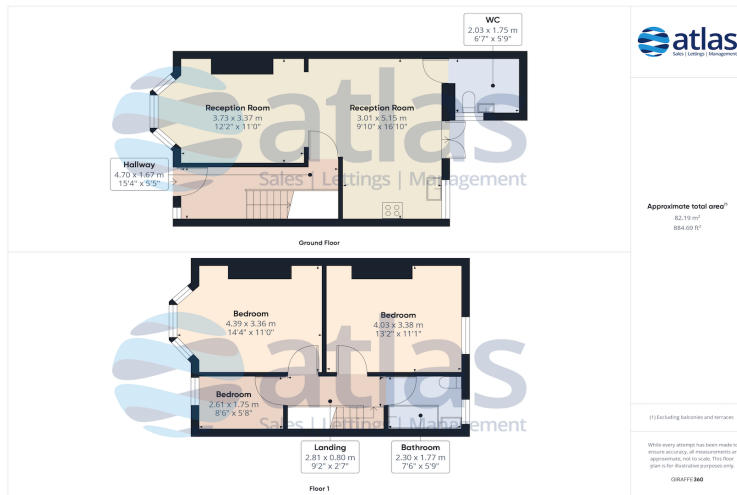


Bathroom



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.