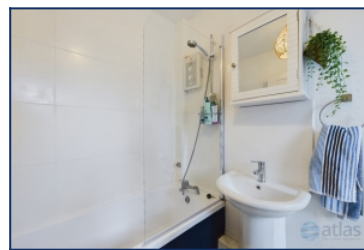
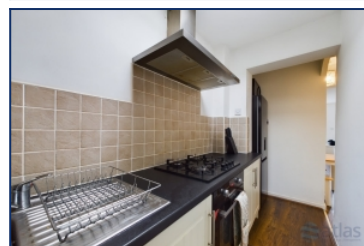
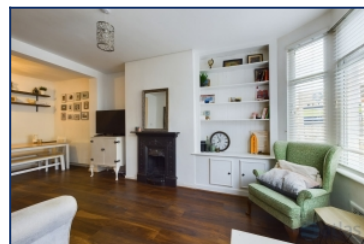


## Briarwood Road, Aigburth, L17



**To Let - £950 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D55
- Well Presented End of Terraced Property
- Bright Airy Open Plan Living Dining Area
- Attractive Modern Kitchen and Downstairs Bathroom
- Comprising of Two Double Bedrooms, with Built in Wardrobes in Master
- Loft Access with Ladder in Second Bedroom for Extra Storage
- Rear Yard with Gated Access
- Free on Street Parking
- Located in a Popular Residential Location of Aigburth.
- Walking Distance to the Beautiful Sefton Park and Vibrant Lark Lane.
- 10 Minute Drive from City Centre - Excellent Transport Links

### Move-in Costs

- Security Deposit: £1,096.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £219.23. 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

Welcome to a charming and well-presented end-of-terrace property in the heart of Aigburth, now available for rent through Atlas Estate Agents. Nestled on the picturesque Briarwood Road in the sought-after L17 postcode, this delightful residence offers a perfect blend of modern comfort and convenience.

Upon entering, you'll be greeted by an inviting open plan living and dining area, drenched in natural light, giving the space a bright and airy atmosphere.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 53 square metres / 573 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washer Dryer
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £28,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The modern kitchen is a true culinary haven, fully equipped to satisfy your culinary aspirations. The convenience of a downstairs bathroom adds a touch of practicality to the layout.

The property features two spacious bedrooms, each boasting ample space and built-in wardrobes in the master bedroom. For those in need of extra storage or an inspiring hobby space, a loft with ladder access awaits your creative touch in the second bedroom.

Stepping outside, the rear yard offers a private retreat and is accessible through a secure gate. Plus, free on-street parking is readily available for residents and guests.

Situated in the ever-popular residential locale of Aigburth, this property is a stone's throw away from Sefton Park, providing a scenic escape for leisurely strolls and picnics. Lark Lane, a vibrant hub of shops, eateries, and culture, is within walking distance, offering an eclectic mix of amenities and entertainment.

Commute effortlessly to the city centre, as it's just a 10-minute drive away, with excellent transport links ensuring you can explore the best Liverpool has to offer.

This well-maintained end-of-terrace home, offered in an unfurnished condition, truly epitomizes comfortable and convenient living. Secure your opportunity to reside in this delightful property today. Contact Atlas Estate Agents to schedule a viewing and make this house your new home.

## Additional Images



Master Bedroom



Second Bedroom



Back Yard



Living / Dining Area



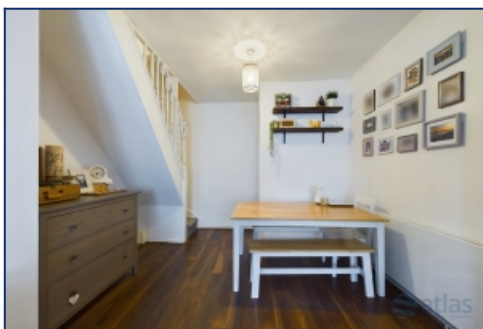
Living / Dining Area



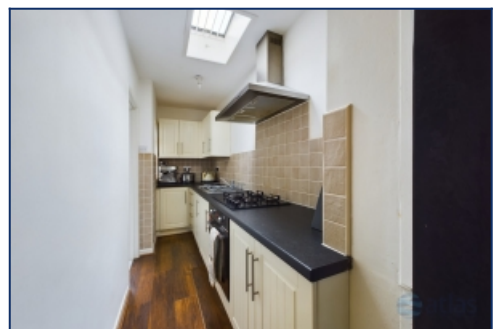
Living / Dining Area



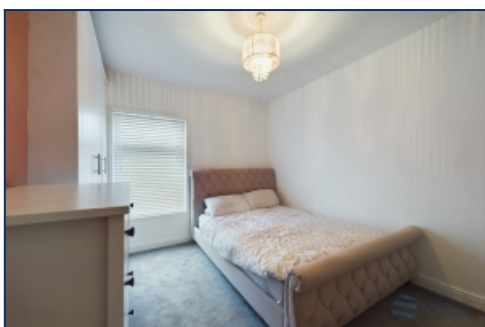
Living / Dining Area



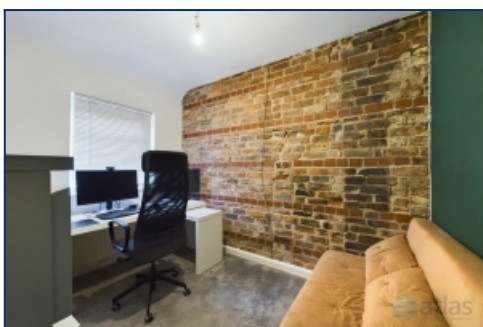
Living / Dining Area



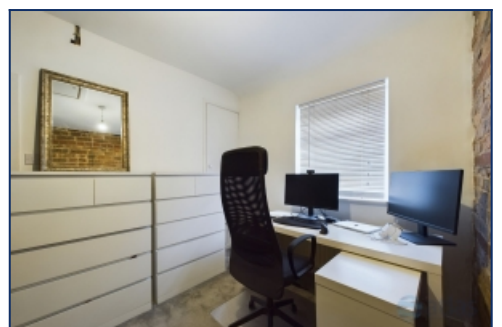
Kitchen



Master Bedroom

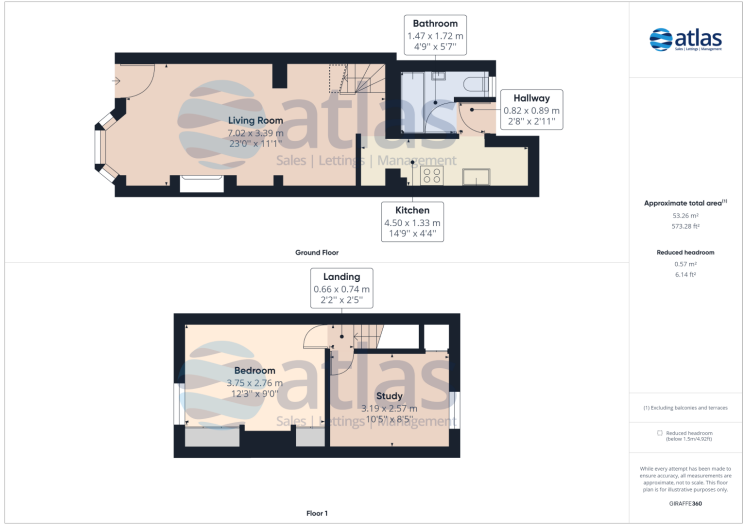


Second Bedroom



Second Bedroom

## Floor Plans



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Mossley Hill, Liverpool, L18 1LN

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Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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.