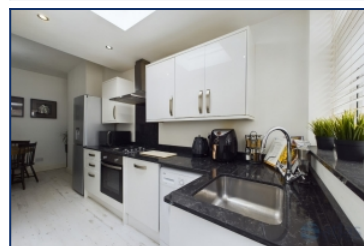
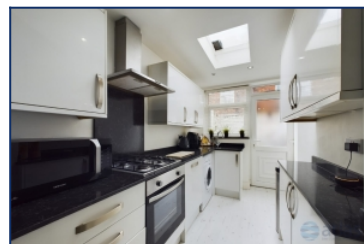


## Tramway Road, Aigburth, L17



**To Let - £1,100 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C71
- Beautifully Presented Home in Superb Location L17
- Neutral and Modern Decoration Throughout
- Contemporary High Gloss White Kitchen - Fully Equipped
- Lovely Fully Tiled Bathroom - Great Size
- Easy Transport Access- Minutes to St Michaels Train Station
- Walkable to Fantastic Amenities of Aigburth Rd., & Lark Lane
- Close to Excellent Schools
- Very Well-Presented Garden/Yard - Great Use of Space
- 6 Minute Walk to Beautiful Sefton Park
- Early Viewing Advised

### Move-in Costs

- Security Deposit: £1,269.23
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £253.85. 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 Stunning Terraced Retreat on Tramway Road, Aigburth, L17! Presented to you exclusively by Atlas Estate Agents, this remarkable property offers the perfect blend of comfort and convenience.

Step into a world of elegance and modernity as you enter this beautifully presented two-bedroom home. Spread over two floors, the accommodation boasts a contemporary open-plan layout that seamlessly connects the stylish kitchen and inviting reception room.

### Further Details

- Furnishing: Furnished
- No. of Floors: 2
- Floor Space: 60 square metres / 646 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: Electric Oven, Gas Hob, Microwave, Fridge/Freezer, Washing Machine, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £33,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The heart of the home is the fully equipped kitchen, adorned with high-gloss white finishes that exude sophistication. This culinary haven invites you to create and entertain with ease, making every meal a delightful experience.

Neutral and modern decoration throughout the property creates an atmosphere of tranquillity and charm. The lovely fully tiled bathroom, boasting ample space, promises relaxation in a setting of pure indulgence.

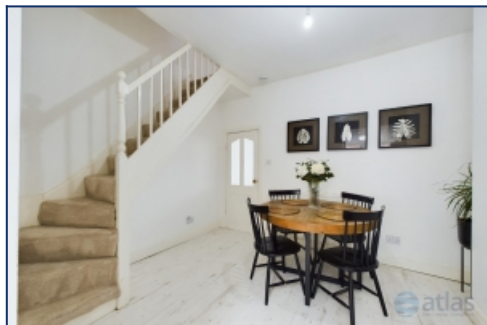
This abode is more than just a home; it's a gateway to convenience. With easy access to St. Michaels Train Station, commuting becomes a breeze, and the vibrant amenities of Aigburth Road and Lark Lane are just a leisurely walk away. Families will appreciate the proximity to excellent schools, making this residence an ideal nest for learning and growth.

The exterior is as captivating as the interior. A meticulously maintained garden/yard space offers a picturesque oasis, a testament to the thoughtful design that maximizes every inch of space.

Nature enthusiasts will revel in the fact that the stunning Sefton Park is just a short 6-minute stroll away. Imagine enjoying picnics, morning jogs, and leisurely walks in this lush expanse of greenery.

Don't miss the chance to call this captivating property your home. Early viewing is advised to secure this jewel in the sought-after Aigburth area. Contact Atlas Estate Agents today to arrange your exclusive tour of this exquisite terraced house on Tramway Road. Your dream of living in a beautifully presented home in a superb location is now a reality!

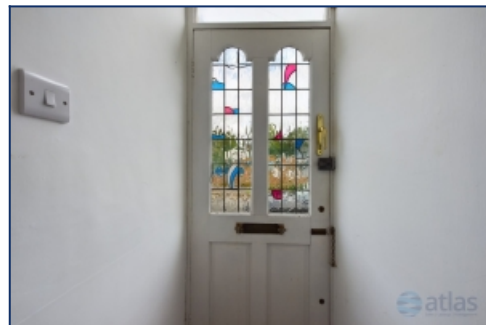
## Additional Images



Dining Room



Yard



Front



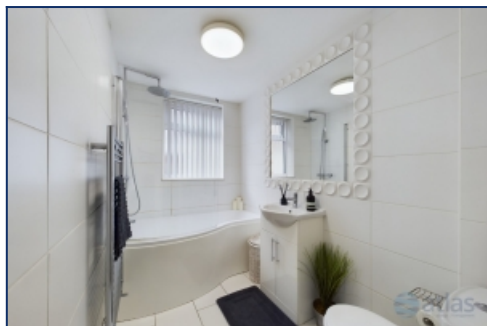
Living Room



Yard



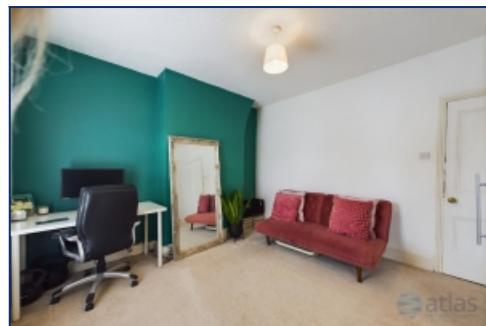
Bedroom



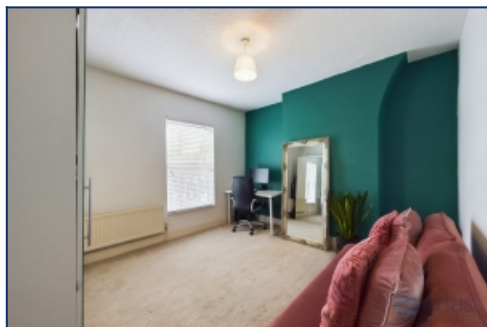
Bathroom



Bedroom



Bedroom



Bedroom



Front

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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.