

## Woodhey Road, Aigburth, L19



To Let - £995 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C71
- Recently Refurbished Throughout
- Sought After South Liverpool Quiet Residential Location
- Two Separate Reception Rooms
- Ideal Family Home
- Contemporary Good Sized High Gloss Kitchen
- Available for Long Term
- Local Shops and Amenities
- Served by Excellent Transport Links
- Surrounded by Quality Local Schools
- Early Viewing Advised

### Move-in Costs

- Security Deposit: £1,148.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £229.62. 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 REFURBISHED 3 BEDROOM TERRACE HOUSE BENEFITING FROM A BRAND NEW KITCHEN AND BATHROOM AND FINISHED TO AN EXCELLENT STANDARD THROUGHOUT

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 77 square metres / 829 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, Gas Hob, Fridge, Freezer, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £29,850
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

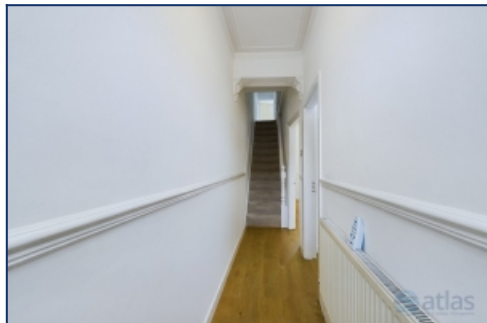
and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, front living room, back dining room, kitchen and a back yard with gated access. To the first floor are two double bedrooms, a single bedroom and a family bathroom.

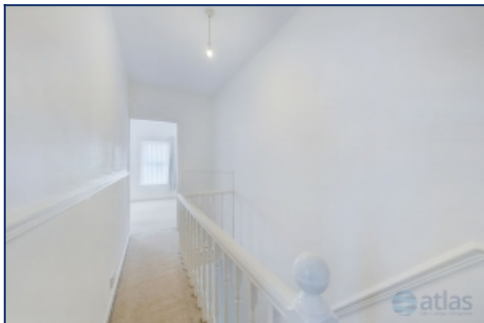
The property also benefits from double glazing, gas central heating and many original period features.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

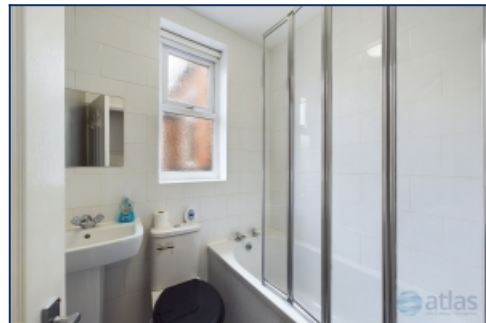
## Additional Images



Hallway



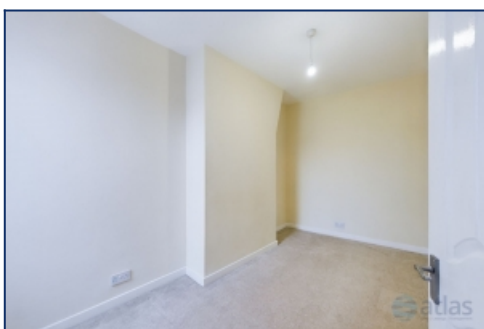
Hallway



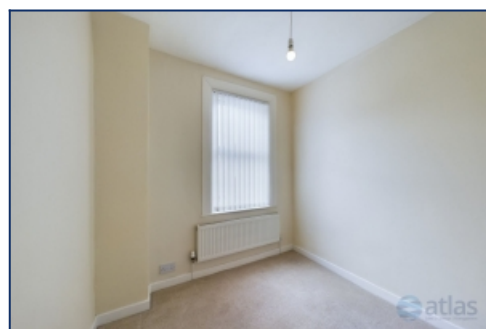
Bathroom



Bedroom



Bedroom



Bedroom



Bedroom



Kitchen

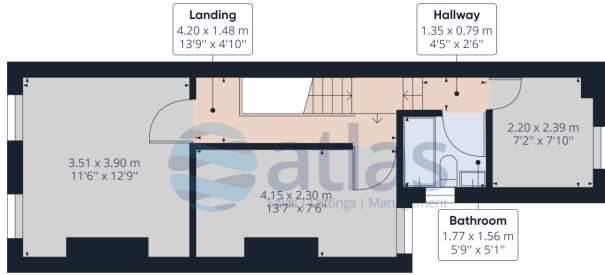


Lounge



Yard

## Floor Plans

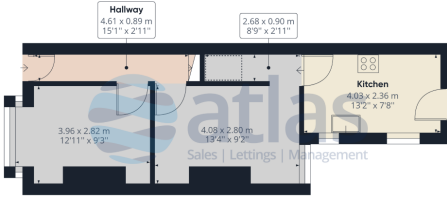


Approximate total area<sup>(1)</sup>  
 36.63 m<sup>2</sup>  
 394.28 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements and approximations, not to scale. This floor plan is for illustrative purposes only.  
 GRAFFEMO

Floor 1



Approximate total area<sup>(1)</sup>  
 75.39 m<sup>2</sup>  
 811.50 ft<sup>2</sup>

Reduced headroom  
 0.94 m<sup>2</sup>  
 10.13 ft<sup>2</sup>

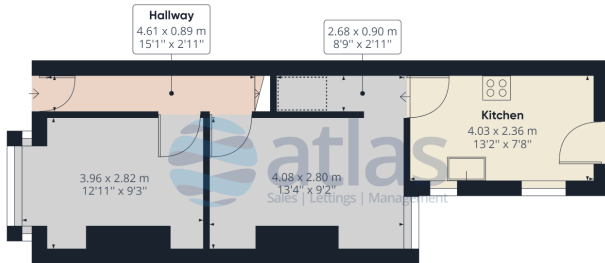
(1) Excluding balconies and terraces

Reduced headroom (Below 1.5m/4'10")

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Ground Floor

Floor 1



Approximate total area<sup>(1)</sup>  
 38.76 m<sup>2</sup>  
 417.22 ft<sup>2</sup>

Reduced headroom  
 0.94 m<sup>2</sup>  
 10.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (Below 1.5m/4'10")

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Ground Floor

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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.