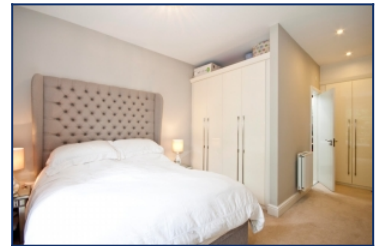
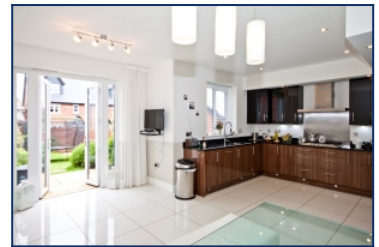


## Mountford Gardens, Mossley Hill, L18



To Let - £1,995 per calendar month

### Key Features

- 5 Bedroom 3 Bathroom Semi-Detached House
- EPC Rating: B85
- Extremely Well Presented New Build Property
- Designer Kitchen with Integrated Appliances
- Luxury Bathrooms, En-suites & Downstairs W/C
- Secure Private Gated Community
- Unfurnished & Available for Long Term
- Within the Catchment of Quality Local Schools
- Served by Excellent Transport Links
- Off Street Driveway Parking
- Rear & Side Gardens with Patio Area
- Ideal Family Home

### Move-in Costs

- Security Deposit: £2,301.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £460.38. 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

AN EXCLUSIVE 5 BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE PRIVATE GATED COMMUNITY OF MOUNTFORD GARDENS, L18

Situated in Mossley Hill, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Allerton Road and Greenbank Park. Neighbouring suburbs encompass Calderstones Park and Sefton Park, the latter of which is listed by English Heritage and covers a remarkable 235 acres. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars,

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 3
- Council Tax Band: F
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street, Off Street, Gated, Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Communal Gardens, Balcony, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Microwave, Fridge, Freezer, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £59,850
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

restaurants, coffee shops and independent businesses. Mossley Hill is also home to many quality schools including the former independent school, Liverpool College, and can be within the catchment area of Blue Coat School in Wavertree, Liverpool's only grammar school. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, front reception room, modern fitted kitchen with dining area, utility room, downstairs W/C and a back garden with gated access. To the first floor there is a living room, master bedroom with en-suite bathroom and a bedroom. To the second floor there are three double bedrooms, an en-suite bathroom and a family bathroom.

The property also benefits from double glazing, gas central heating and is offered on an unfurnished basis.

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

Please note: The garage is excluded from any potential tenancy.

## Room Details

### Kitchen/Diner

Radiator, french doors to the back garden, range of walnut effect kitchen units, extractor hood and a window to the rear aspect.

### Utility

Radiator, housing for appliances, kitchen base unit, worktop and sink with mixer tap.

### Downstairs Wc

Wash basin, w/c and tiled floor.

### Dining Room

Large window to the front aspect, radiator and carpet flooring.

### Living Room

First floor Juliette balcony, chimney breast, fireplace, radiators, window to the front aspect and carpet flooring.

### Bedroom One

Window to the rear, gas central heating radiator and carpet flooring.

### Bedroom Two

Window to the rear, gas central heating radiator and carpet flooring.

### Bedroom Three

Window to the front aspect, gas central heating radiator and carpet flooring.

### Bedroom Three En Suite

Wash basin, mirrored wall cabinet, shower enclosure, chrome towel rail, skylight, w/c and tiled flooring.

### Bedroom Four

Heating Controls, window to the front aspect, fitted wardrobes, radiator and carpet flooring.

### Bedroom Four En Suite

Shower enclosure, chrome towel rail, w/c and a fitted vanity unit with wash basin.

### Bedroom Five/Office

Window to the front aspect, gas central heating radiator and carpet flooring.

### Family Bathroom

Shower enclosure, chrome towel rail, w/c, fitted vanity basin with wash basin, bath, tiled floor and splashback.

## Additional Images



Back Garden



Kitchen



Kitchen View Three





Dining Room



Downstairs Wc



Lounge View Two



Lounge View Three



Master Bedroom View Two



En Suite For Master Bedroom



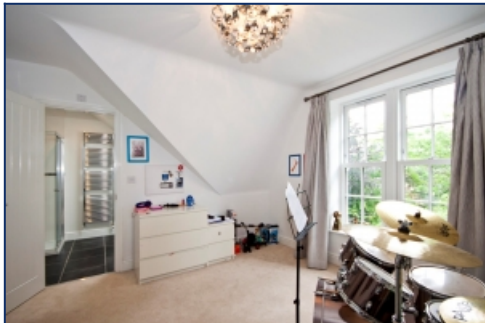
Bedroom Two/Office



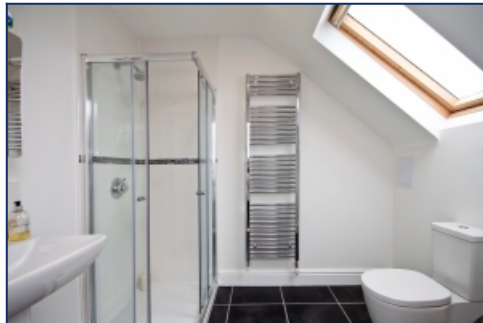
Bedroom Three



Bedroom Four



Bedroom Four View Two



En Suite For Bedroom Four



Bedroom Five



Family Bathroom



Back Garden



Side Elevation

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [lettings@atlasestateagents.co.uk](mailto:lettings@atlasestateagents.co.uk)  
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.