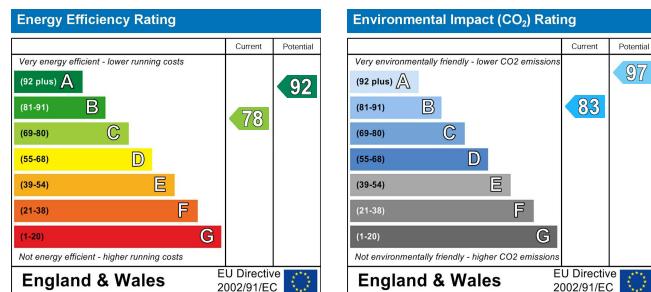


Floorplan  
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70, Deerfield Close, Blackbrook, WA9 1HJ

**£700 PCM**

A deceptively spacious and beautifully presented modern three bed roomed mid-town house which is situated in a quiet cul-de-sac location on the 'Canterbury Fields' development in the Blackbrook area of St Helens.

The accommodation briefly comprises: a spacious hallway, cloaks wc, an 'open plan' lounge/dining room with a superb modern kitchen. To the first floor a galleried landing leads to three bedrooms and a lovely modern bathroom.

The Property has UPVC double glazing, gas central heating with combi boiler, new carpets in 2017, parking to the front of the property, a rear garden and a convenient location close to several schools.

EPC:C

PETS - YES  
SMOKERS - NO  
DSS - NO

'Further Information maybe available on this property, please speak to our team'

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70, Deerfield Close, Blackbrook, WA9 1HJ

**£700 PCM**

### The property briefly comprises:

#### Tenant Fees & Information

All Rental Properties are offered on an initial 6 months 'Assured Shorthold Tenancy Agreement' Unless otherwise stated.

Suitable applicants are required to have a combined minimum income of 2.5 times the annual rent to meet our affordability checks  
If Guarantors are required, their minimum income required is 3 times the annual rent in order to meet our affordability checks

Further checks are also required

#### APPLICATION FEES:

£100.00 First Applicant

£50 for each subsequent Applicant

THE ABOVE FEES ARE NON REFUNDABLE REGARDLESS OF THE OUTCOME OF THE REFERENCE

£100 Administration Fee

THIS AMOUNT WILL ONLY BE REFUNDED SHOULD THE REFERENCES BE RETURNED AS DECLINED REFERENCES AND THEREFORE THE APPLICATION NOT CONTINUE.

A REFUND OF THE APPLICATION FEE WILL NOT BE DUE UNDER ANY OTHER CIRCUMSTANCES

Please ensure you disclose any adverse credit on any application, as this may result in a failure of your application and reference monies are non refundable

Only Debit card payments or BACS transfers are accepted for the above fees.

Credit card payment are NOT accepted.

#### White Goods

Any free-standing white goods left at the Property do not form part of the property. The Landlord does not accept any liability or responsibility for their maintenance or replacement and are left for the ingoing Tenant as a gesture of goodwill.

#### Entrance Hallway

Via a modern double glazed panel door into the spacious hallway with brand new decor and carpets (2017) and single panel radiator. There is a spindle staircase which leads to the first floor and modern panel doors which lead to an under stairs cloaks with wc, rear lounge with dining area and superb modern kitchen to the front of the property.

#### Cloaks W.C.

A spacious modern room with white suite to include a wash basin, a low level wc ,modern tiled floor and a single panel radiator.

#### Lounge with Dining Area

13'9" x 12'7"

A bright and spacious room which is 'open plan' with the kitchen to the front. The room has new decor and carpets (2017),two single panel radiators and French doors which open to the garden.

#### Kitchen

11'5" x 7'6"

A superb modern kitchen with a slate grey tiled floor, inset spotlights to the ceiling, a full range of wall and base units with ample work surface area, a single panel radiator and a UPVC double glazed window with contemporary wood venetian blind.

#### Landing

A galleried landing leads to all first floor rooms, has a single panel radiator and a useful storage cupboard.

#### Bedroom One (front)

13'8" x 8'8"

This bedroom has brand new decor and carpets (2017), a single panel radiator and two UPVC double glazed windows.

#### Bedroom Two (rear)

10'4" x 6'6"

A double room with brand new decor and carpets (2017),a single panel radiator and UPVC double glazed window to the rear.

#### Bedroom Three (rear)

6'9" x 7'3"

A larger than average third bedroom with brand new decor and carpets (2017), a single panel radiator and a UPVC double glazed fire escape window.

#### Bathroom

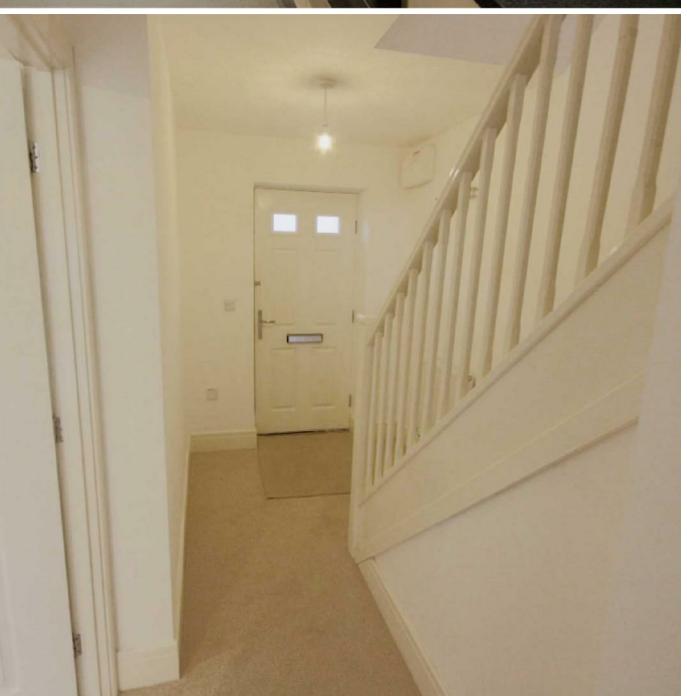
A lovely modern bathroom with contemporary tiling and a three piece suite in white to include a panelled bath with shower over with shower screen, a wash basin, a low level wc and a single panel radiator.

#### Outside Front.

With small side border and off road parking.

#### Rear Garden

A good size rear garden with patio, lawn, wooden shed and rear gate to rear access the alleyway.



Additional property information is available from our office Information on tenant permitted fee's can be accessed via the link below

[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)