



Lunesdale Avenue, Aintree, Liverpool, L9 0LA



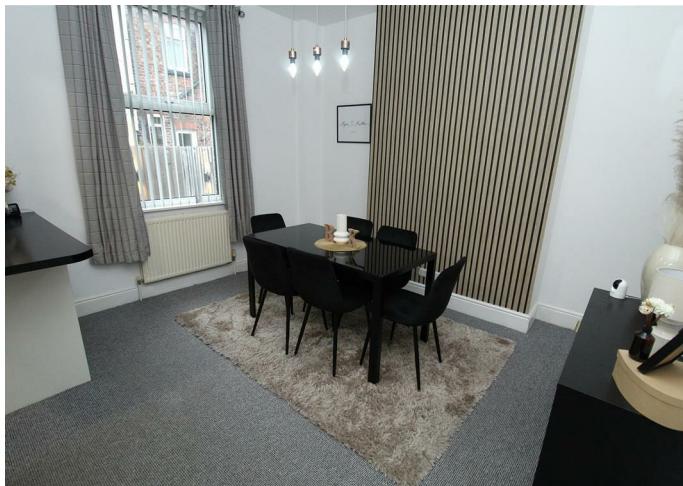
Grosvenor Waterford  
ESTATE AGENTS LIMITED





Grosvenor Waterford are pleased to offer for Let this three bedroom, unfurnished terraced property situated in a small cul de sac off Wyresdale Road, Aintree and within walking distance of Aintree train station. The accommodation briefly comprises; entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a bathroom. Outside there is a timber decked courtyard with shed. The property also benefits from uPVC double glazing and gas central heating. A good sized family home in a popular location.

**£975 Per calendar month**



### Entrance Hall

front door, meter cupboards, radiator, stairs to first floor

**Lounge 14'0" (into bay) x 11'9" (4.27m (into bay) x 3.59m)**



uPVC double glazed bay window to front aspect, radiator

### Dining Room 12'5" x 11'2" (3.81m x 3.42m )



uPVC double glazed window to rear aspect, radiator, open to kitchen

### Kitchen 8'10" x 5'10" (2.70m x 1.80m )



fitted kitchen with a range of base and wall cabinets with

complementary worktops and breakfast bar, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled splashbacks, uPVC double glazed window to rear aspect, glazed door to rear courtyard

### First Floor

#### Landing

**Bedroom 1 14'0" (into bay) x 11'4" (max) (4.27m (into bay) x 3.46m (max) )**



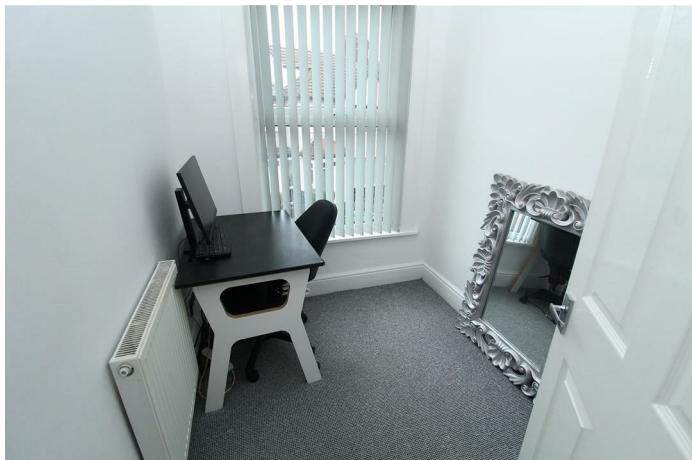
uPVC double glazed bay window to front aspect, radiator, built in cupboard

**Bedroom 2 12'6" (max) x 12'1" (max) (3.83m (max) x 3.70m (max))**



uPVC double glazed window to rear aspect, radiator, two built in cupboards (one housing combi boiler)

**Bedroom 3 7'6" x 5'10" (2.31m x 1.80m)**



uPVC double glazed window to front aspect, radiator

**Family Bathroom 8'11" (max) x 5'1" (2.73m (max) x 1.56m)**



white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, uPVC double glazed window to rear aspect, access to loft space

**Outside**

**Rear Courtyard**



walled courtyard with timber deck, shed and gated access to rear

**Note to Tenants**

Every care has been taken with the preparation of these Particulars, but they are for general guidance only and do not form part of any contract.

The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the tenancy. Photographs are reproduced for general information and all dimensions are approximate. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All properties are available for a minimum of six months. A security deposit of at least one month's rent is required. Rent is always to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Notifying and subsequent payment of all utilities, including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

**Tenant Referencing**

To secure this property satisfactory references are required from prospective Tenant's employers or accountant (if self employed), current landlord (if appropriate), a credit check will be undertaken and a Guarantor may be required in some cases. The referencing process will be fully explained to a Tenant upon receipt of an Application Form and we may use the services of an independent referencing company to obtain and validate references. There are no tenant referencing, application or move in fees but a holding deposit will be required.

**HOLDING DEPOSIT**

A holding deposit of £100 (or 1 weeks rent if less) is required to secure the property for 15 days. If the Landlord then decides to rent to you we will deduct this amount from the security deposit that you are required to pay on the day you move in. If the Landlord decides not to rent to you then this amount will be fully refunded. However if you change your mind and decide not to proceed, or provide false or misleading information, or if you cannot pass a 'Right to Rent' immigration check then the Holding Deposit will NOT be refunded. You should therefore only pay it if you are serious about taking on the tenancy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



