



Grosvenor Waterford are delighted to offer for Let this three bedroom, unfurnished, semi detached house situated in the popular location of Aintree Village. The property occupies a private location overlooking a green and has been recently renovated. The accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and side utility areas including a w.c. To the first floor there are three good sized bedrooms and a family bathroom. Outside there is a lovely rear garden and a paved front garden. The property also benefits from uPVC double glazing, gas central heating. Viewing recommended.

£1,150 Per calendar month



Entrance Hall

uPVC front door, radiator, laminate flooring, stairs to first floor

Lounge 12'9" (+bay) x 12'10" (3.91m (+bay) x 3.93m)



uPVC double glazed bay window to front aspect, radiator, laminate flooring, open to dining room

Dining Room 10'3" x 10'10" (+doorway) (3.14m x 3.32m (+doorway))



uPVC double glazed patio doors to rear garden, radiator, laminate flooring

Kitchen 8'5" (max) x 14'5" (2.57m (max) x 4.40m)



fitted kitchen with a range of base and wall cabinets with complementary worktops,

gas cooker, plumbing for washing machine, space for fridge freezer, tiled splashbacks, laminate flooring, two uPVC double glazed windows to rear aspect, uPVC fully glazed door to side utility areas

Side Utility Stores

uPVC glazed doors to front and rear gardens, access to two brick built stores and w.c.

Utility

Power and light, space for freezer and dryer

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space, new carpet

Bedroom 1 15'1" (into bay) x 10'11" (+doorway) (4.62m (into bay) x 3.33m (+doorway))



uPVC double glazed bay window to front aspect, radiator, new carpet

- 3 Bedroom Semi Detached
- Good Sized Rear Garden
- Sought After Location

- EPC Rating TBC
- uPVC Double Glazing

- Recently Renovated
- Gas Central Heating

Bedroom 2 10'4" x 10'10" (+doorway) (3.17m x 3.32m (+doorway))



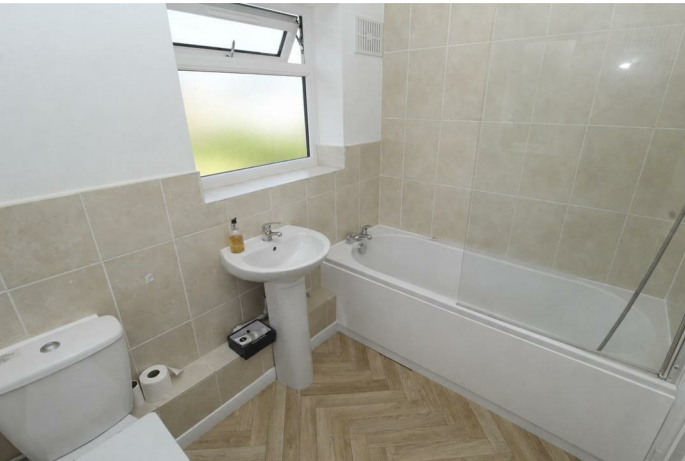
uPVC double glazed window to rear aspect, radiator, new carpet

Bedroom 3 8'7" x 7'10" (2.63m x 2.41m)



uPVC double glazed window to front aspect, radiator, built in cupboard housing boiler, new carpet

Family Bathroom 5'7" x 7'9" (1.71m x 2.38m)



white suite comprising; low level w.c., pedestal wash hand basin, panelled bath with mains shower over, radiator, part tiled walls, uPVC double glazed windows to side and rear aspects

Outside
Rear Garden



good sized rear garden, lawn, shrub and flower borders, patio area

Front Garden
enclosed front with lawn and patio

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



