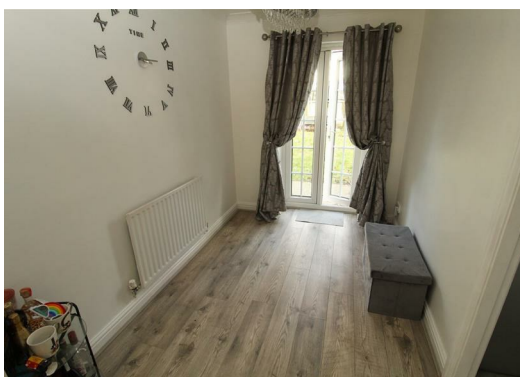




## **Old Church Close, Walton, Liverpool, L9 4GA**

### **£795 Per calendar month**

Grosvenor Waterford are pleased to offer for Let this three bedroom, unfurnished, end town house, situated off Warbreck Moor and convenient for Aintree Station and local amenities. The accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and downstairs w.c. To the first floor there are three bedrooms, the master bedroom having an en-suite and a family bathroom. Outside there is an enclosed rear garden and open plan paved front driveway with parking for a number of cars. The property also benefits from uPVC double glazing and gas central heating.



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

**Lounge**  
13'6" x 9'6" (4.14m x 2.92m)  
uPVC double glazed window to front aspect, gas fire in feature surround, laminate flooring, radiator, open to dining room

**Dining Room**  
9'6" x 6'9" (2.92m x 2.08m)  
uPVC french doors to rear garden, radiator, laminate flooring, open to kitchen

**Kitchen**  
9'6" x 7'8" (2.92m x 2.34m)  
modern fitted kitchen featuring a range of wall and base cabinets with complementary worktops, integrated electric oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, part tiled walls, inset ceiling spotlights, understairs cupboard, uPVC double glazed window to rear aspect

**Downstairs W.C.**  
uPVC double glazed window to side aspect, low level w.c., pedestal sink, laminate flooring, radiator

## First Floor

**Landing**  
access to loft space via drop down ladder, built in cupboard, laminate flooring

**Bedroom 1**  
10'11" x 8'5" (3.33m x 2.57m)  
uPVC double glazed window to rear aspect, radiator, door to en suite

**En-Suite**  
shower cubicle with electric shower, low level w.c., pedestal sink, part tiled walls, uPVC double glazed window to side aspect

**Bedroom 2**  
9'1" x 8'5" (2.79m x 2.57m)  
uPVC double glazed window to front aspect, radiator

**Bedroom 3**  
7'3" x 6'0" (2.21m x 1.85m)  
uPVC double glazed window to rear aspect, radiator

**Bathroom**  
modern white suite comprising; low level w.c., wash hand basin, panelled bath, radiator, part tiled walls, uPVC double glazed window to front aspect

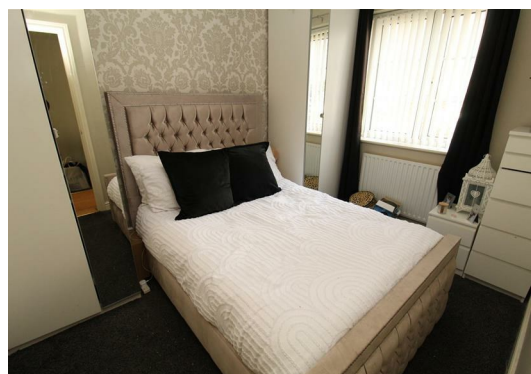
## Outside

**Rear Garden**  
lawn, patio, shed, gated access to front of house

**Front Garden**  
brick borders, paved to provide off road parking for several cars, gated access to rear of house

## 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 and no holding deposit is required. A deposit equivalent to one month's rent will be required on occupying the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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		85
(81-91) B		
(69-80) C	70	
(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		