



Grosvenor Waterford
ESTATE AGENTS LIMITED

Dooley Drive, Netherton, Bootle, L30 8RT



Grosvenor Waterford are pleased to offer for Let this three bedroom end terraced property, close to Old Roan Station and local amenities. The property briefly comprises; entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and modern bathroom. Outside there is an enclosed rear garden and front garden. The property also benefits from uPVC double glazing and gas central heating.

£900 Per calendar month



Entrance Hall

uPVC door, radiator, stairs to first floor

Lounge 11'10" x 12'8" (3.61m x 3.87m)



uPVC double glazed window to front aspect, radiator, laminate flooring

Dining Room 9'7" x 11'5" (2.93m x 3.50m)



uPVC double glazed window to rear aspect, radiator, laminate flooring, built in cupboard

Kitchen 11'10" x 7'6" (3.62m x 2.29m)



fitted kitchen with a range of base and wall cabinets with

complementary worktops, integrated oven and hob with extractor over, plumbing for washing machine, tiled walls, new vinyl flooring, built in cupboard, uPVC double glazed window to side aspect, uPVC door to rear garden

First Floor

Landing

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

Bedroom 1 12'11" x 11'7" (3.95m x 3.54m)



uPVC double glazed window to front aspect, radiator

- 3 Bedroom End Terrace
- Gas Central Heating
- close to Old Roan train station

- EPC Rating D
- Rear Garden

- uPVC Double Glazing
- Off Road Parking

Bedroom 2 9'6" x 11'6" (2.92m x 3.51m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 9'2" x 7'7" (2.80m x 2.32m)



uPVC double glazed window to front aspect, radiator

Family Bathroom 5'6" x 7'5" (1.68m x 2.27m)



modern white suite comprising; panelled bath with shower mixer tap, wash hand basin and low level w.c., tiled walls, new vinyl flooring, radiator, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden



rear garden laid mainly to lawn with outbuildings

Front Garden

walled front with gated access to lawn and off road parking

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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		55
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



