



**Waddicar Lane, Melling, L31 1DY**



**Grosvenor Waterford**  
ESTATE AGENTS LIMITED





Grosvenor Waterford are delighted to offer for Let this three bedroom semi detached house, situated in a popular residential area of Melling. The recently redecorated accommodation briefly comprises; entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and bathroom. Outside there is a lovely enclosed rear garden and walled front garden extending around to the side with driveway to the rear. The property benefits from uPVC double glazed windows and gas central heating. An early viewing is recommended for this lovely family home enjoying a good sized corner plot.

**£1,200 Per calendar month**



### Entrance Hall

uPVC front door, built in cupboard, radiator, laminate flooring, stairs to first floor

### Lounge 13'0" (max) x 11'10" (3.97m (max) x 3.63m)

uPVC double glazed window to front aspect, electric fire in feature surround, laminate flooring, open to dining room

### Dining Room 9'11" x 9'4" (3.03m x 2.86m)

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

### Kitchen 8'9" x 8'5" (2.68m x 2.58m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, integrated fridge freezer, plumbing for washing machine, laminate flooring, tiled splashbacks, uPVC double glazed window to rear aspect, uPVC door to side aspect

### First Floor

### Landing

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

### Bedroom 1 13'3" x 10'8" (4.06m x 3.27m)



uPVC double glazed window to front aspect, radiator

### Bedroom 2 10'6" x 11'6" (3.21m x 3.52m)



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

### Bedroom 3 7'2" x 7'3" (2.20m x 2.23m)



uPVC double glazed window to front aspect, radiator

- 3 Bed Semi Detached
- uPVC Double Glazing
- Recently Redecorated

- EPC Rating TBC
- Gas Central Heating

- Corner Plot
- Off Road Parking

## Family Bathroom 5'4" x 6'4" (1.64m x 1.94m)



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

## Outside

### Rear Garden



timber deck and lawn, gated access to front

## Front Garden

walled front extending down the side of the property with lawn and paved driveway at 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	



