



Gorsey Lane, Litherland, L21 0DE

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Let this stunning and recently renovated three bedroom semi detached house, enjoying a good sized corner plot in popular Litherland, L21. The spacious accommodation briefly comprises; entrance hall, lounge and kitchen/dining room. To the first floor there are three bedrooms and a modern bathroom. Outside there is a good sized rear garden and walled front garden with two driveways for off road parking and a detached garage. The property benefits from uPVC double glazing and gas central heating. A fabulous family home - early viewing recommended.

£1,200 Per calendar month



Entrance Hall

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

Lounge 14'4" x 13'5" (4.37m x 4.10m)



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

Dining Kitchen 9'11" x 19'10" (3.03m x 6.06m)



new fitted kitchen with a range of two tone base, wall and display cabinets with complementary worktops and breakfast bar, integrated double oven and induction hob with extractor over, two radiators, media wall, laminate flooring, tiled splashbacks, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space, built in cupboard

Bedroom 1 13'1" x 12'0" (4.00m x 3.67m)



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

Bedroom 2 11'9" x 11'0" (3.59m x 3.37m)



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

Bedroom 3 9'10" x 7'11" (3.01m x 2.43m)



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

Rear Garden



good sized south west facing rear garden extending around to the side with newly laid patio and lawn, gated access to front

Family Bathroom 5'9" x 8'10" (1.77m x 2.70m)



newly fitted with modern white suite comprising; tiled in bath with mains shower over, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, two uPVC double glazed frosted windows to rear aspect

Front Garden

great corner plot with walled front with two separate open accesses to block paved driveway for off road parking and detached garage

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 | |

Outside



