



Aylton Road, Huyton, Liverpool, L36 2LU £850 Per calendar month

Grosvenor Waterford are pleased to offer for Let this three bedroom, unfurnished, mid terraced property in L36. The property briefly comprises; entrance hall, spacious lounge and kitchen diner. To the first floor there are three good sized bedrooms and a family bathroom. Outside there is an enclosed rear garden and paved front driveway. The property also benefits from gas central heating and uPVC double glazed windows.



Entrance Hall

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

Lounge

16'4" (into bay) x 11'6" (5.00m (into bay) x 3.53m)

uPVC double glazed bay window to front aspect, gas fire in feature surround, radiator, laminate flooring

Kitchen Diner

6'7" x 17'4" (2.02m x 5.29m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, fridge freezer, washing machine, tiled floor and splashbacks, radiator, two uPVC double glazed windows to rear aspect, door to rear garden

First Floor

Landing

access to loft space

Bedroom 1

12'6" x 11'2" (3.83m x 3.41m)

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

Bedroom 2

8'9" x 11'2" (max) (2.69m x 3.41m (max))

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

Bedroom 3

9'1" x 9'8" (2.79m x 2.96m)

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

Family Bathroom

4'11" x 7'8" (1.50m x 2.34m)

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

Outside

Rear Garden

good sized rear garden with patio area

Front Garden

walled front with pedestrian gate and double gated access to off road parking

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.

