



**Newick Park, Westvale, Liverpool, L32 4RY**

*Grosvenor Waterford*  
ESTATE AGENTS LIMITED



Grosvenor Waterford are pleased to offer for Let this unfurnished, three bedroom semi detached property situated in a small cul de sac location off Whitefield Drive. The property briefly comprises : entrance hall, lounge, dining kitchen and downstairs w.c.. To the first floor there are three bedrooms, the master having ensuite and a family bathroom. Outside there is an enclosed rear garden and front garden with ample off road parking. The property also benefits from gas central heating and uPVC double glazing.

£950 Per calendar month



### Entrance Hall

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

### Downstairs W.C.

uPVC double glazed window to front aspect, low level w.c. and wash hand basin, radiator, tiled floor and part tiled walls

### Lounge 16'3" x 11'11" (4.96m x 3.64m)



uPVC double glazed windows to front and side aspects, radiator, laminate flooring

### Dining Room 12'5" x 7'3" (3.80m x 2.23m)

uPVC double glazed french doors to rear garden, laminate flooring, radiator, understairs cupboard, open to kitchen

### Kitchen 9'9" x 8'1" (2.98m x 2.47m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, tiled floor and splashbacks, uPVC double glazed window to rear aspect

### First Floor

#### Landing

built in cupboard, laminate flooring, access to loft space

### Master Bedroom 10'0" x 10'7" (3.06m x 3.23m)



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

### Ensuite 5'4" x 4'6" (1.64m x 1.39m)



uPVC double glazed window to front aspect, shower cubicle with mains

shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights

**Bedroom 2 9'5" x 9'7" (2.88m x 2.93m)**



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

**Bedroom 3 9'5" x 5'7" (2.88m x 1.71m)**



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

**Family Bathroom 6'6" x 6'2" (2.00m x 1.88m)**



modern white suite comprising; panelled bath, wash hand basin and low level w.c., chrome heated towel rail, inset ceiling spotlights, floor tiles and part tiled walls, uPVC double glazed frosted window to side aspect

**Outside**

**Rear Garden**



private rear garden with patio and lawn with established borders, shed, gated access to front

**Front Garden**

good sized tarmac driveway

**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			90
(81-91) B		77	
(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	



