



Durham Avenue, Netherton, Bootle, L30 1RF

Grosvenor Waterford  
ESTATE AGENTS LIMITED





Grosvenor Waterford are pleased to offer for Let this extended unfurnished, three bedroom, mid terrace property situated in popular residential area just off Park Lane, Netherton close to local amenities and transport links. The property briefly comprises; entrance hall, through lounge/dining room, downstairs shower room and kitchen/utility area. To the first floor there are three bedrooms and a further shower room. Outside there is an enclosed rear garden and paved driveway to front. The property also benefits from uPVC double glazing and gas central heating.

£850



## Hall

uPVC front door, stairs to first floor

## Through Lounge/Dining Room 22'4" x 11'6" (6.83m x 3.52m)

uPVC double glazed window to front aspect, two radiators, gas fire ( which is presently capped ) in feature surround, uPVC double glazed french doors to rear garden, please also note that there is no TV aerial at the property.

## Kitchen/Utility 22'4" x 7'7" (max) (6.83m x 2.33m (max) )

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob, space for fridge freezer, plumbing for washing machine, radiator, built in cupboard, uPVC double glazed doors to front and rear aspects, uPVC double glazed window to rear aspect

## Downstairs Shower Room 8'3" x 7'8" (2.54m x 2.36m)

extension to rear with walk in shower with electric shower,, w.c. and wash hand basin, radiator, part tiled walls, uPVC double glazed frosted window to rear aspect

## First Floor

### Landing

built in cupboard, access to loft space

## Bedroom 1 11'8" x 9'11" (3.56m x 3.03m)

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

## Bedroom 2 11'6" x 10'5" (3.53m x 3.18m)

uPVC double glazed window to rear aspect, radiator, fitted wardrobes

## Bedroom 3 11'8" x 5'10" (3.56m x 1.79m)

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

## Shower Room 7'8" x 5'7" (2.34m x 1.72m)

walk in shower with electric shower,, w.c. and wash hand basin in vanity cabinet, radiator, part tiled walls, two uPVC double glazed frosted windows to rear aspect

## Outside

### Front Garden

open access to block paved driveway providing off road parking

### Rear Garden

laid mainly to lawn with patio area

## 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.











