



Martland Avenue, Aintree Village, Liverpool, L10 6LT £990 Per calendar month

Grosvenor Waterford are pleased to offer for Let this extended two bedroom semi detached bungalow situated in the heart of Aintree Village. The accommodation briefly comprises; entrance porch, hall, lounge, dining kitchen, conservatory, two double bedrooms, one with ensuite shower room and bathroom. Outside there is a pleasant enclosed rear garden and front garden with off road parking. The property also benefits from quality uPVC double glazing and gas central heating.



Entrance Porch

uPVC main entrance door and windows, tiled flooring

Hall

tiled flooring, door to bathroom

Bathroom

white bathroom suite comprising; low level w.c, vanity unit with hand wash basin, panelled bath, radiator, tiled flooring, uPVC double glazed window to front aspect

Dining Kitchen

spacious kitchen with a range of base and wall cabinets with complementary worktops, integrated fridge and freezer, electric oven, gas hob and extractor fan, plumbing for washing machine, radiator, tiled flooring and splashbacks, UPVC double glazed window to rear and door to conservatory

Lounge

uPVC double glazed window to front aspect, laminate flooring, feature fire place with electric fire, radiator

Bedroom 1

uPVC double glazed window to front aspect, laminate flooring, fitted wardrobes, radiator, door to ensuite shower room

Ensuite Shower Room

white suite comprising; low level w.c, white pedestal hand wash basin and shower cubicle with mains shower, heated towel rail, tiled flooring and walls

Bedroom 2

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

Conservatory

uPVC double glazed windows and french doors to garden, tiled flooring, radiator

Outside

Rear Garden

enclosed rear garden, lawn area, patio area, uPVC shed, gated access to side

Front Garden

borders, driveway for off road parking

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		63	66
(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		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			