



Grosvenor Waterford  
ESTATE AGENTS LIMITED

Wolfberry Drive, Liverpool, , L11  
£1,500 Per calendar month

Grosvenor Waterford are pleased to offer for Let this three bed detached house with large extension, providing spacious accommodation briefly comprising: entrance hall, downstairs w.c., extended and open plan kitchen/lounge/dining room, utility room and sitting room (which could be used as a fourth bedroom). To the first floor landing there are three bedrooms, the master having en-suite and a family bathroom. Outside there is an open plan front with driveway leading to the integral garage and good sized rear garden. The property also benefits from uPVC double glazed windows and gas central heating. A modern and spacious family home in a popular location - early viewing recommended.

#### Entrance Hall

front entrance door, radiator, understairs cupboard, stairs to first floor

#### Sitting Room

14'4" (+bay) x 10'4" (4.39m (+bay) x 3.15m)  
could be used as 4th bedroom  
uPVC double glazed bay window to front aspect, radiator

#### Downstairs W.C.

6'0" x 3'2" (1.84m x 0.97m)  
white suite comprising; low level w.c. and wash hand basin, radiator, uPVC double glazed window to front aspect

#### Dining Kitchen

15'10" x 17'3" (4.83m x 5.26m)  
stunning and extended dining kitchen area with a wall to plenty of wall, base and larder cabinets with complementary worktops, integrated double oven and gas hob with extractor over, fridge freezer, vertical radiator, inset ceiling spotlights, three skylights, four uPVC double glazed windows to rear aspect, open to lounge area

#### Lounge

14'11" x 10'7" (4.55m x 3.23m)  
uPVC double glazed french doors to rear garden, two skylights, vertical radiator

#### Utility Room

9'0" x 7'7" (2.76m x 2.32m)  
washing machine, chrome heated towel rail, door to garage

#### First Floor

#### Landing

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

#### Master Bedroom

15'8" (max) x 9'3" (4.79m (max) x 2.83m)  
uPVC double glazed window to front aspect, radiator, wardrobes, door to ensuite

#### Ensuite

7'1" x 5'8" (2.17m x 1.75m)  
modern white suite comprising; shower cubicle with mains shower, low level w.c. and wall hung wash hand basin in vanity cabinet, uPVC double glazed frosted window to rear aspect

#### Bedroom 2

10'4" x 9'10" (3.17m x 3.02m)  
uPVC double glazed window to front aspect, radiator

#### Bedroom 3

8'2" x 9'10" (2.50m x 3.02m)  
uPVC double glazed window to rear aspect, radiator

#### Family Bathroom

6'2" x 7'1" (1.88m x 2.17m)  
modern white suite comprising; panelled bath, low level w.c. and wall hung wash hand basin in vanity cabinet, uPVC double glazed frosted window to front aspect

#### Outside

#### Integral Garage

up and over door, power and light, door to utility

#### Rear Garden

good sized rear garden with lawn and bordered patio area, gated access to front

#### Front Garden

hedged front with open access to lawn and tarmac driveway leading to the integral 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.

