



Wallace Street, Aintree, Liverpool, L9 4SN £700 Per calendar month

Grosvenor Waterford are pleased to offer for Let this two bedroom mid terrace property situated just off Walton Vale/Warbreck Moor close to local amenities and transport links. The property briefly comprises; entrance hall, through lounge, dining room and kitchen. To the first floor there are two bedrooms and bathroom. Outside there is an enclosed rear yard with gated access. The property also benefits from uPVC double glazing and gas central heating. Viewing Recommended.



Entrance Hall

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

Lounge

10'8" x 10'10" (3.27m x 3.31m)

uPVC double glazed windows to front aspect, feature fireplace, radiator, laminate flooring, meter cupboards, open to dining room

Dining Room

12'4" x 11'2" (3.76m x 3.42m)

uPVC double glazed windows to rear aspect, feature fireplace, radiator, laminate flooring, under stairs storage

Kitchen

8'3" x 7'6" (2.54m x 2.29m)

fitted kitchen with a range of base units with complementary worktop, white sink, plumbing for washing machine, boiler, radiator, tiled flooring and walls,, uPVC door to yard and uPVC double glazed window to side aspect

First Floor

Landing

access to loft space

Bedroom 1

10'11" x 14'2" (3.35m x 4.32m)

uPVC double glazed window to front aspect, radiator, feature fireplace

Bedroom 2

12'1" x 9'3" (3.70m x 2.84m)

uPVC double glazed window to rear aspect, radiator

Bathroom

8'3" x 7'4" (2.53m x 2.26m)

modern white bathroom suite comprising ; p shaped panelled bath with shower mixer tap, low level w.c and pedestal, wash hand basin, tiled walls, heated towel rail, UPVC double glazed window to side aspect

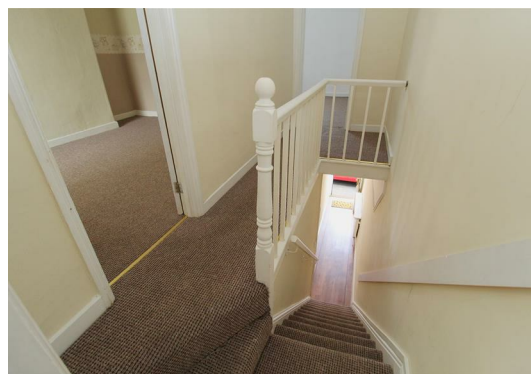
Outside

Rear Yard

Enclosed rear yard, gated access to alley

Tenant Reference Fees

To secure this property satisfactory references are required from prospective Tenants 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 when application form received and we may use the services of an independent referencing company to obtain and validate references. The only fees that a Tenant pays for the referencing process and administration in the preparation of the Tenancy are £ 90 per applicant plus an additional £ 45 if a Guarantor is required.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		