



**Sandhurst Drive, Aintree Village, Liverpool, L10 6LU**

**Grosvenor Waterford**  
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Let this absolutely stunning and extended three bedroom Sefton semi detached house situated in a sought after area of Aintree Village. The beautiful accommodation briefly comprises; entrance porch, hall, lounge, open plan kitchen/dining/family room and utility with w.c.. To the first floor there are three bedrooms and a family bathroom. Outside there is a walled front with open access to the imprinted concrete driveway that leads to the new attached garage and rear garden with imprinted concrete patio and artificial lawn and original detached garage that has been converted into a play room/study. The property also benefits from uPVC double glazing and gas central heating. An early viewing is considered essential for this sought after property.

**£1,500 Per calendar month**



**Entrance Porch 5'9" x 8'0" (1.76m x 2.46m)**

composite front door with glass side panels, tiled flooring, door to hall

**Hall**

composite front door, meter cupboard, luxury vinyl flooring, radiator, stairs with glass balustrade to first floor

**Lounge 14'4" x 13'3" (4.39m x 4.06m)**

uPVC double glazed window to front aspect, wood burning stove in feature surround, radiator, open to dining room

**Kitchen/Dining/Family Room 20'10" (max) x 28'8" (6.37m (max) x 8.76m)**

stunning family room with fitted kitchen with a range of base and wall cabinets with complementary quartz worktops and centre island with Belfast sink, two integrated ovens, integrated dishwasher and larder fridge and freezer, gas hob with extractor over, luxury vinyl flooring, two vertical radiators, inset ceiling spotlights, three skylights, uPVC double glazed bi-fold doors to rear garden

**Utility Room 5'3" x 6'8" (1.61m x 2.05m)**

counter top with washing machine and tumble dryer below, low level w.c. and wash hand basin, tiled floor, skylight

**First Floor****Landing**

uPVC double glazed window to side aspect, access to loft space, storage cupboard, glass balustrade

**Bedroom 1 13'7" (max) x 13'5" (4.15m (max) x 4.09m)**

uPVC double glazed window to front aspect, radiator, wardrobe

**Bedroom 2 13'8" (max) x 11'8" (4.19m (max) x 3.58m)**

uPVC double glazed window to rear aspect, radiator, wardrobe

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• Extended 3 Bedroom Sefton Semi

• EPC Rating TBC

• Stunning Open Plan Kitchen/Family Room

• Quality Finish Throuhgout

• Gas Central Heating

• Attached Garage and Second Detached Garage converted to Play Room

• uPVC Double Glazing

Bedroom 3 10'5" (max) x 9'1" (max) (3.18m (max) x 2.77m (max))



UPVC double glazed window to front aspect, radiator, built in cupboard

Family Bathroom 5'9" x 8'11" (1.76m x 2.72m)



stunning bathroom with white suite comprising; roll top bath, separate shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, inset ceiling spotlights, tiled floor and walls, uPVC frosted double glazed windows to side and rear aspects

Outside

Rear Garden

enclosed rear garden with imprinted concrete patio and artificial lawn with borders, covered tiled patio

Detached Play Room/Study



uPVC double glazed window to rear aspect, inset ceiling spotlights, laminate flooring, uPVC door to rear garden

Front Garden

walled front with imprinted concrete driveway leading to attached garage

Attached Garage

up and over door, power and light

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                                   |                         |           |
| (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 |           |



