



Twigden Close, Aintree, Liverpool, L10 1NG

£1,000 Per calendar month

Grosvenor Waterford are delighted to offer for Let this stunning three bedroom semi detached property situated on the popular Leagate/Twigden development. The spacious accommodation briefly comprises; entrance hall, lounge, dining kitchen and conservatory. To the first floor there are three bedrooms and a bathroom, with the master bedroom having an en suite and the third bedroom being fully fitted as an office. Outside there is a private rear garden with artificial lawn, block paved patio and brick shed and open plan front with artificial lawn and block paved driveway providing ample off road parking. The property also benefits from gas central heating and uPVC double glazing,



Entrance Hall

uPVC front door, karndean flooring, radiator, stairs to first floor

Lounge

15'0" x 12'1" (4.59m x 3.69m)

uPVC double glazed bay window to front aspect, electric fire in feature surround, radiator, laminate flooring

Dining Kitchen

15'4" x 9'3" (4.69m x 2.83m)

fabulous high gloss fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob as well as integrated washing machine, fridge freezer and microwave, radiator, karndean flooring, tiled splashbacks, plinth courtesy lighting, under stairs storage cupboard, uPVC double glazed window to rear aspect, open to conservatory

Conservatory

10'7" x 7'2" (3.25m x 2.20m)

uPVC double glazed conservatory with french doors to rear garden, karndean flooring, wall mounted electric heater

First Floor

Landing

access to loft space, karndean flooring, built in cupboard

Bedroom 1

11'8" x 9'1" (3.58m x 2.78m)

uPVC double glazed window to front aspect, radiator, fitted wardrobes, drawers and overbed storage, door to en suite

En Suite

modern white suite comprising; shower cubicle with mains shower, wash hand basin in vanity cabinet, low level w.c., chrome heated towel rail, tiled walls, uPVC double glazed frosted window to side aspect

Bedroom 2

9'9" x 9'0" (2.98m x 2.76m)

uPVC double glazed window to rear aspect, radiator, fitted wardrobes, drawer and bedside cabinets, laminate flooring

Bedroom 3

7'5" x 6'0" (2.27m x 1.83m)

currently fitted out as an office

uPVC double glazed window to front aspect, radiator, fitted desk and storage, laminate flooring

Family Bathroom

6'0" x 5'8" (1.85m x 1.73m)

modern white suite comprising; panelled bath with electric shower over, sink and low level w.c. in vanity cabinets, chrome heated towel rail, inset ceiling spotlights, tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

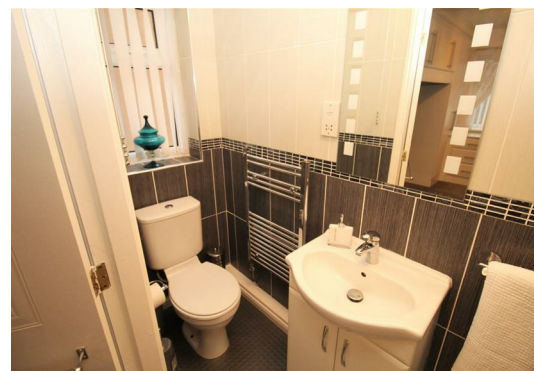
block paved patio area and artificial lawn with ornamental borders and water feature, brick storage shed with power and light, gated access to front

Front Garden

open plan front with artificial lawn and painted borders with block paved drive leading down the side of property giving ample off road parking, gated access to rear garden

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 when application form received 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 also no holding deposit is required. A deposit equivalent to one months rent will be required on occupying the property.



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 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		