



Grosvenor Waterford  
ESTATE AGENTS LIMITED

Lancing Drive, Aintree Village, Liverpool, L10 8LN





Grosvenor Waterford are delighted to offer for rent this extended two bedroom semi detached bungalow situated in the heart of Aintree Village and occupying a good sized corner plot. The accommodation briefly comprises, entrance porch, hall, lounge, dining room, kitchen, morning room, two double bedrooms, bathroom and a loft room. Outside there is an enclosed rear garden and front garden with off road parking that leads to the attached garage. The property also benefits from uPVC double glazing and gas central heating.

£1,050 Per calendar month



### Entrance Porch

uPVC main entrance door, tiled floor

### Hall

meter cupboards, radiator, inset ceiling spotlights, access to loft space via built in ladder

### Lounge 15'2" x 12'7" (4.64m x 3.84m)



feature gas fire , open to dining room

### Dining Room 7'10" x 8'10" (2.39m x 2.70m)



uPVC double glazed patio doors to rear garden, radiator

### Kitchen 12'0" x 8'8" (3.66m x 2.65m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, cooker, washing machine and fridge, inset ceiling spotlights, uPVC double glazed window to side aspect

### Morning Room 9'4" x 11'11" (2.85m x 3.64m)



uPVC double glazed patio doors to rear garden, radiator, door to garage

### Bedroom 1 14'0" x 11'8" (4.29m x 3.58m)



uPVC double glazed window to front aspect, radiator

**Bedroom 2 9'8" x 9'11" (2.97m x 3.04m)**



uPVC double glazed window to front aspect, radiator

**Bathroom 5'8" x 9'1" (1.73m x 2.78m)**



modern white bathroom suite comprising; panelled bath, low level w.c, wash hand basin and separate shower cubicle with mains shower, chrome heated towel rail, tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

**Loft Room 14'9" x 13'3" (4.52m x 4.04m)**



access via loft ladder from the entrance hall with uPVC double glazed window to rear aspect, radiator, under eaves storage

**Outside**

**Rear Garden**

enclosed rear garden, lawn area, borders

**Front Garden**

lawn areas and borders, driveway for off road parking, gated access to front

**Attached Garage 17'10" x 11'8" (5.45m x 3.57m)**

up and over door, Worcester boiler. door to morning room and door to rear garden, uPVC double glazed window to rear aspect

**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.





