



Grosvenor Waterford
ESTATE AGENTS LIMITED

Pool Hey, Stockbridge Village, Liverpool, L28 4EP





Grosvenor Waterford are delighted to offer for Let this three bedroom end terrace home on Pool Hey, L28. The spacious accommodation briefly comprises; entrance hall, utility area, kitchen and living room. To the first floor are three bedrooms and a family bathroom. To the rear is a great sized garden extending around to the side and a walled front. Internal inspection highly recommended.

£900 Per calendar month

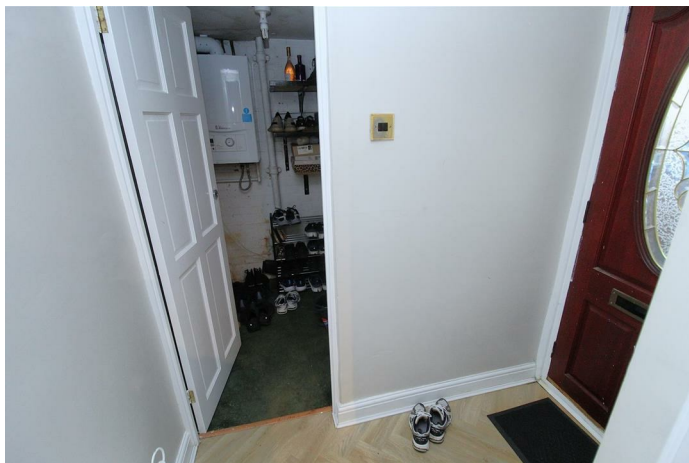


Entrance Hall



entrance door, radiator, built in cupboard, stairs to first floor

Utility Area 5'4" x 6'3" (1.65m x 1.91m)



Vaillant boiler

Kitchen 10'6" x 10'4" (3.22m x 3.16m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, uPVC double glazed window to front aspect

Living Room 10'4" x 16'4" (3.16m x 4.99m)



uPVC double glazed french doors to rear garden, radiator, uPVC double glazed window to rear aspect

First Floor

Landing

Bedroom 1 13'3" x 10'3" (max) (4.06m x 3.13m (max))

uPVC double glazed window to front aspect, radiator

Bedroom 2 10'10" x 8'11" (3.32m x 2.72m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 7'8" x 7'1" (2.35m x 2.16m)



uPVC double glazed window to rear aspect, radiator

Family Bathroom 5'5" x 8'3" (1.66m x 2.53m)



white suite comprising; panelled bath with electric shower over, low level w.c. and wash hand basin, radiator, vinyl flooring and tiled walls, two uPVC double glazed windows to front aspect

Outside

Rear Garden



good sized rear garden laid mainly to lawn and extending around to the side

Front

walled front with gated access

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 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



