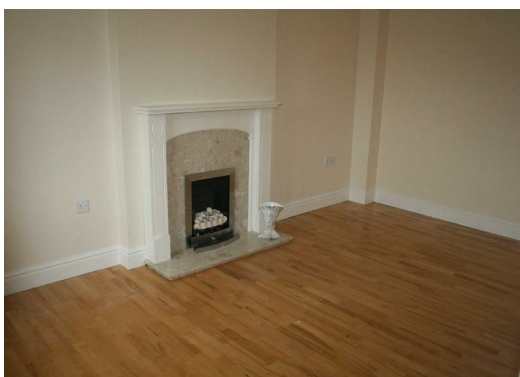




Penda Drive, Kirkby, Liverpool, L33 4ES

£900 Per calendar month

We are pleased to offer for let this unfurnished, 3 bedroom end townhouse situated in the popular location of Shevington Park. The accommodation briefly comprises; entrance hall, lounge and kitchen/diner. To the first floor there are three bedrooms and a modern bathroom. Outside there is an enclosed rear garden and open plan front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating. Sorry no DSS. Landlord may consider pets.



Entrance Hall

Laminate flooring, radiator, stairs to first floor

Lounge

UPVC double glazed window to front aspect, new fire in surround, radiator, laminate flooring

Kitchen/Diner

Fitted kitchen featuring range of wall and base cupboards with worktops, integrated oven and new hob with extractor over, plumbing for washing machine, wall mounted boiler, under stairs cupboard, tiled flooring, tiled splash backs, inset ceiling spotlights, radiator, uPVC double glazed window to rear aspect, patio doors to garden

First Floor

Landing

UPVC double glazed window to side aspect, radiator, access to loft space

Bedroom 1

UPVC double glazed window to front aspect, radiator

Bedroom 2

UPVC double glazed window to rear aspect, radiator

Bedroom 3

UPVC double glazed window to rear aspect, radiator

Bathroom

White suite comprising; low level w.c., wash hand basin, panelled bath, tiled flooring, part tiled walls, radiator

Outside

Rear Garden

Enclosed rear garden, lawn, shrub and flower beds, patio

Front Garden

Open plan, lawn, shrub and flower beds, driveway with off road parking

Tenant Referencing 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 £ 60 if a Guarantor is required.

