



Ormskirk Road, Aintree Village, Liverpool, L10 3JQ

Grosvenor Waterford are delighted to offer for Let this well presented and extended three bedroom semi detached house located in popular Aintree Village, convenient for local schools, shops and transport links. The accommodation briefly comprises; entrance hall, through lounge/dining room and breakfast kitchen. To the first floor there are three bedrooms and family bathroom. Outside there is a large rear garden and front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating.

£1,050



Entrance Hall

laminated flooring, radiator, double doors to kitchen

Lounge / Dining Room 22'6" x 10'9" (6.86m x 3.29m)



uPVC double glazed curved bay window to front aspect and double glazed french doors to rear garden, laminated flooring, living flame gas fire in surround with recessed courtesy lighting, radiator

Breakfast Kitchen 17'9" x 7'8" (5.42m x 2.36m)



fitted kitchen with a selection of modern wall and base units with complementary worktops incorporating sink, vinyl

flooring and part tiled walls, gas cooker, freestanding washing machine and tumble dryer, radiator, cupboard housing wall mounted combi boiler, uPVC double glazed windows to side and rear aspects, door to garden

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space, airing cupboard

Bedroom 1 12'5" x 10'11" (3.79m x 3.34m)

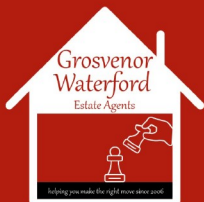


uPVC double glazed curved bay window, radiator

Bedroom 2 10'11" x 9'4" (3.33m x 2.87m)



uPVC double glazed window, radiator



- Extended 3 Bedroom Semi Detached
- Gas Central Heating
- Off Road Parking
- EPC Rating C
- Detached Garage
- Sought After Location

- uPVC Double Glazing
- Good Sized Rear Garden

Bedroom 3 8'4" x 7'8" (2.56m x 2.36m)



uPVC double glazed window, radiator

Rear Garden



patio and lawn with shrub borders, gated access to front

Family Bathroom



modern bathroom comprising, low level w.c., vanity sink, bath with electric shower over, heated towel rail, inset ceiling spotlights, uPVC double glazed window to front aspect

Front Driveway

paved driveway and ornamental front, gated access to rear

Detached Garage

up and over door

Note to Tenants

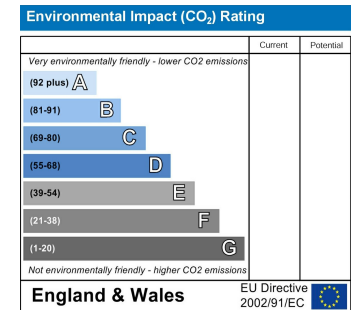
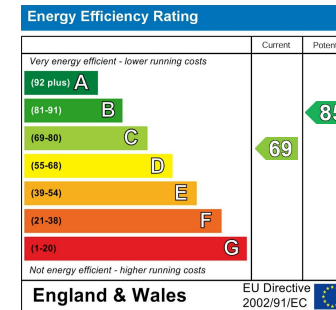
Every care has been taken with the preparation of these Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the tenancy. Photographs are reproduced for 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.



Outside



