



Grosvenor Waterford
ESTATE AGENTS LIMITED

West Orchard Lane, Moor Park, Liverpool, L9 9EF



Grosvenor Waterford are delighted to offer for Let this beautiful four bedroom semi detached character property, situated in sought after Moor Park, close to Aintree University Hospital and the local train station. The spacious and modern accommodation briefly comprises; storm porch, hall, living room, dining room, kitchen, utility room and downstairs w.c.. To the first floor there are three bedrooms and a bathroom with separate w.c.. To the second floor is a further fourth bedroom. Outside there is a southerly facing rear garden with detached garage for storage and a walled front with tarmac driveway. The property also benefits from uPVC double glazing and gas central heating. A fabulous family home - early viewing advised.

£1,400 Per calendar month



Storm Porch

uPVC double glazed double doors

Hall

entrance door, radiator, understairs cupboard, stairs to first floor

Living Room 11'11" x 16'8" (3.65m x 5.09m)



uPVC double glazed bay window to front aspect, electric log burner effect fire in feature surround, radiator

Dining Room 11'11" x 15'1" (3.65m x 4.60m)

uPVC double glazed patio doors to rear garden, gas fire in feature surround, radiator

Kitchen 7'8" x 11'3" (2.35m x 3.45m)



fitted kitchen with a range of cabinets with complementary worktops, integrated eye level oven and hob with extractor over, laminate flooring, tiled splashbacks, pantry cupboard, uPVC double glazed window to side aspect

Utility Room 6'9" x 6'5" (2.08m x 1.98m)



door to side aspect, space for american style fridge freezer, plumbing for washing machine, laminate flooring

Downstairs W.C.

uPVC double glazed frosted window to rear aspect, low level w.c. and wash hand basin, laminate flooring

First Floor

Landing

uPVC double glazed window to side aspect, stairs to second floor, radiator

Bedroom 1 11'9" x 15'1" (3.60m x 4.62m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 11'9" x 14'10" (3.60m x 4.54m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 3 7'10" x 9'6" (2.40m x 2.90m)



uPVC double glazed window to front aspect, radiator

Bathroom 7'10" x 8'2" (2.40m x 2.51m)



modern white suite comprising; panelled bath, separate shower cubicle with mains shower and wash hand basin, chrome heated towel rail, tiled walls, uPVC double glazed frosted window to rear aspect

Separate W.C.
low level w.c., tiled walls, uPVC double glazed frosted window to side aspect

Second Floor

Landing

Bedroom 4 11'11" x 17'0" (3.65m x 5.20m)



uPVC double glazed window to rear aspect, radiator

Storage 7'8" x 11'3" (2.35m x 3.45m)
spacious under eaves storage

Outside

Rear Garden
southerly facing rear garden with tarmac leading to the detached garage, lawn and established planting

Detached Garage
double front doors

Front Garden
walled front with lawn and tarmac driveway

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



