



Because property is personal with...

Ellaby Road, Rainhill L35

**Belvoir**

**£900 PCM**



## **Key Features**

- TWO BEDROOMS
- END TERRACE
- MODERN INTERIOR
- HOLDING FEE £207
- HOLDING FEE APPLIED TO RENT
- EPC rating D







Two bedroom end terrace property with modern interior. Great Rainhill location and in close proximity to Whiston hospital and motorway links.

**Ground Floor:**

Entrance hall leading to living room and kitchen. Laminate wood effect flooring.

**First Floor:**

Landing leading to two bedrooms and bathroom.

**Rear:**

Paved courtyard

**ALL APPLICANTS MUST MEET THE MINIMUM HOUSEHOLD INCOME CRITERIA OF 30x THE MONTHLY RENTAL AMOUNT PER YEAR OR MORE AND HAVE THE ABILITY TO PASS THE RELEVANT CREDIT, BANKING AND REFERENCE CHECKS.**



**FRONT**

End Terrace

**LIVING ROOM**

Window to front aspect. Laminate wood effect flooring. Radiator to wall

**KITCHEN**

Window to rear aspect. White upper and lower kitchen cabinets comprising of cupboards and drawers. Access point to rear courtyard.

**BEDROOM ONE**

Window to front aspect. Carpeted flooring. Radiator to wall.

**BEDROOM TWO**

Window to rear aspect. Carpeted flooring. Radiator to wall.

**BATHROOM**

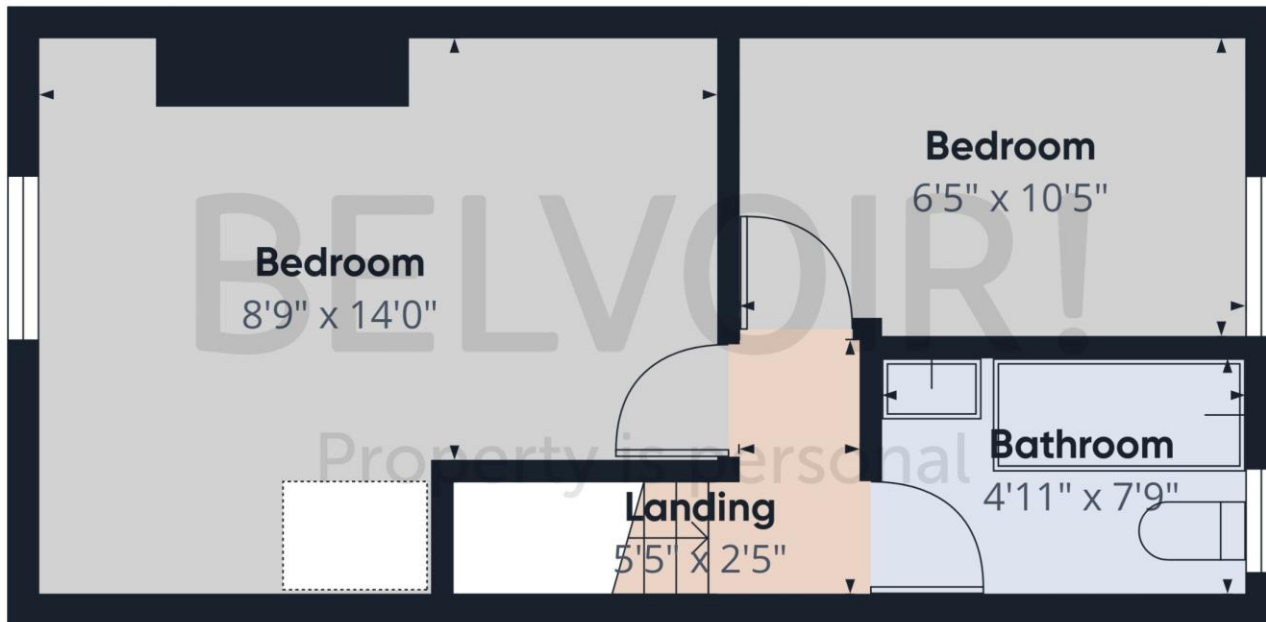
Window to rear aspect. Wood effect flooring. Three piece bathroom suite comprising of bath tub with overhead shower and glass screen, wc and sink.

**GARDEN**

Concrete paved rear



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

536 ft<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92-100)                                    | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |

# Belvoir