



Greenside Avenue, Aintree Village, Liverpool, L10 8JE **£1,100 Per calendar month**

Grosvenor Waterford are pleased to offer for Let this unfurnished, three bedroom semi detached property situated in the heart of Aintree Village and close to local amenities and transport links. The property has been recently redecorated throughout and briefly comprises; entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. The property also benefits from gas central heating and uPVC double glazing. Outside there is an enclosed south facing rear garden with attached outbuildings and open plan front



Entrance Hall

uPVC front door, radiator, stairs to first floor

Lounge

12'0" x 13'8" (3.68m x 4.17m)

uPVC double glazed window to front aspect, new carpet, radiator, electric fire in feature surround, open to dining room

Dining Room

9'10" x 10'9" (3.02m x 3.29m)

uPVC double glazed french doors to rear garden, new carpet, radiator

Kitchen

11'11" x 9'7" (max) (3.64m x 2.93m (max))

range of wall and base cabinets with complementary worktops, stainless steel sink drainer, integrated oven and gas hob with extractor over, vinyl flooring, tiled splashbacks, plumbing for washing machine, two built in cupboards, uPVC double glazed window to rear aspect

First Floor

Landing

uPVC double glazed window to side aspect, loft access, built in cupboard, new carpet

Bedroom 1

12'1" x 10'7" (3.70m x 3.25m)

uPVC double glazed window to front aspect, new carpet, radiator

Bedroom 2

10'0" x 12'2" (3.06m x 3.71m)

uPVC double glazed window to rear aspect, new carpet, radiator

Bedroom 3

7'2" x 9'10" (2.20m x 3.02m)

uPVC double glazed window to front aspect, new carpet, radiator, storage cupboard

Family Bathroom

8'2" x 8'3" (2.51m x 2.52m)

white suite comprising; panelled bath with mains shower over, low level w.c. and wash hand basin, radiator, vinyl flooring and tiled walls, inset ceiling spotlights, uPVC double glazed window to rear aspect

Outside

South Facing Rear Garden

enclosed rear garden with lawn, paved area, access to integral brick outhouse, gated access to front

Outbuildings

brick outbuildings attached to the side of the property with plenty of storage

Front Garden

lawn and path

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		86
(81-91) B		
(69-80) C	73	
(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		