



Grosvenor Waterford are delighted to offer for Let this stunning unfurnished two bedroom semi detached cottage situated on the outskirts of sought after Halsall. The property enjoys woodland views to the rear and has been tastefully refurbished to a high standard throughout by the current owner. The deceptively large and spacious accommodation briefly comprises; living room, dining kitchen, family room, conservatory and downstairs w.c.. To the first floor there are two double bedrooms and a modern shower room. With off road parking for two cars and gated access to the side this fabulous property offers modern living in an enviable location, with scenic walks and country pubs on the doorstep. Viewing is highly recommended to fully appreciate this wonderful family home.

£1,700 Per calendar month



Living Room



double glazed bay window to front aspect, radiator, solid oak flooring

Dining Kitchen



fabulous fitted kitchen with a range of base and wall cabinets with complementary worktops, gas range cooker, integrated fridge freezer, washing machine, american style fridge freezer, radiator, solid oak flooring, inset ceiling spotlights, double glazed windows to side and rear aspects, storage cupboard, stairs to first floor

Family Room

radiator, solid oak flooring, open to conservatory

Conservatory



double glazed conservatory with solid roof and french doors to rear garden, solid oak flooring, radiator

Downstairs W.C.

wash hand basin and low level w.c., radiator, solid oak flooring

First Floor

Landing

solid oak flooring

- Unfurnished Large Two Bed Cottage
- EPC Rating D
- Conservation Area
- DINIGN Kitchen includes all White Goods
- Rear Aspect overlooking Woodland
- Off Road Parking
- uPVC Double Glazing
- Gas Central Heating

Bedroom 1



double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2



double glazed windows to side and rear aspects, radiator, under eaves wardrobe area, built in cupboard

Shower Room



white suite comprising; walk in shower cubicle and wash hand basin and low level w.c. in vanity units, tiled floor and walls, vertical radiator, double glazed window to side aspect

Outside

Rear Garden



fabulous and large rear garden with patio area and lawn with mature borders with woodland behind

Front

open plan front with block paved driveway and gravel area leading via double gates down the side of the property

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.





