



Lincoln Drive, Aintree Village, Liverpool, L10 3LJ

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Rent this modern and stylish three bedroom semi detached house, situated in the heart of popular Aintree Village and convenient for local shops, schools and Old Roan Station. The beautifully presented accommodation briefly comprises; entrance hall, dining room, lounge and kitchen. To the first floor there are three bedrooms and a modern bathroom. Outside there is a good sized rear garden and front garden with views over a green. The property also benefits from uPVC double glazing and gas central heating. A super family home - early viewing recommended

£1,100 Per calendar month



Entrance Hall

composite front door, radiator, karndean flooring

Dining Room 12'3" (into bay) x 12'6" (3.74m (into bay) x 3.82m)



uPVC double glazed bay window to front aspect, radiator, karndean flooring

Lounge 14'4" x 12'6" (4.39m x 3.83m)



uPVC double glazed french doors with uPVC double glazed side panels to rear garden. feature fireplace, karndean flooring, radiator

Kitchen 8'7" x 5'9" (2.63m x 1.77m)



modern fitted kitchen featuring a range of wall and base cabinets with

complementary worktops, integrated oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, karndean flooring, tiled splashbacks, uPVC double glazed windows to side and rear aspects, uPVC door to garden

First Floor

Landing

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

Bedroom 1 10'11" x 12'2" (3.35m x 3.73m)



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

- 3 Bedroom Semi Detached
- Two Reception Rooms

- EPC Rating D
- uPVC Double Glazing

- Recently Renovated
- Gas Central Heating

Bedroom 2 12'6" x 12'2" (max) (3.82m x 3.73m (max))



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

Bedroom 3 7'9" x 8'2" (2.37m x 2.49m)



uPVC double glazed window to front aspect, radiator, fitted wardrobes, built in cupboard housing boiler, laminate flooring

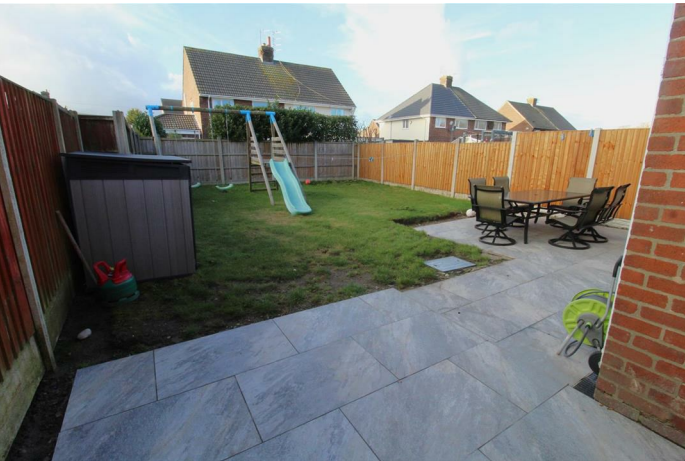
Family Bathroom 5'5" x 8'5" (1.66m x 2.59m)



spacious bathroom with modern white suite comprising; low level w.c., wash hand basin in vanity cabinet, freestanding bath, shower cubicle with mains shower, tiled walls and flooring, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects

Outside

Rear Garden



lawn, patio area, shed with electrics, gated access to front of house

Front Garden

open plan front with paved area and lawn

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		
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	



