

Grosvenor Waterford
Estate Agents
helping you make the right move since 2006

Wrekin Drive, Aintree Village, Liverpool, L10 6NE

The Property Ombudsman

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Grosvenor Waterford are delighted to offer for rent this two bedroom semi detached bungalow situated in the heart of Aintree Village. The modern accommodation briefly comprises, entrance hall, lounge, dining room, kitchen, two double bedrooms, shower room and a loft room. Outside there is an enclosed rear garden and front garden with off road parking that leads to the detached garage. The property also benefits from uPVC double glazing and gas central heating.

£1,250 Per month







Entrance Hall



uPVC front door, ,meter cupboards, radiator, inset ceiling spotlights, stairs to first floor

Kitchen 12'8" x 11'5" (3.87m x 3.48m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, under counter fridge and freezer, washing machine, tiled floor and splashbacks, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects, uPVC door to rear garden

Bedroom 1 13'9" x 11'5" (4.21m x 3.50m)



uPVC double glazed window to front aspect, radiator, inset ceiling spotlights

Living Room 15'3" x 12'6" (4.66m x 3.83m)



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

Bedroom 2 10'0" x 9'11" (3.06m x 3.04m)



uPVC double glazed window to front aspect, radiator, inset ceiling spotlights

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- 2 Bedroom Semi Detached
- Gas Central Heating
- Off Road Parking and Detached Garage
- EPC Rating
- Loft Room
- uPVC Double Glazing
- Rear Garden

Shower Room 5'7" x 8'11" (1.72m x 2.73m)



modern white suite comprising; low level w.c. and wash hand basin, walk in shower with electric shower, radiator, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

First Floor

Loft Room 14'5" x 12'6" (4.40m x 3.83m)



skylight, storage area

Outside

Rear Garden



fabulous rear garden with walled patio and lawn with established borders, gated access to driveway, rear storage shed behind garage

Detached Garage

up and over door, door and window to side aspect, power and light

Front Garden

walled front with open access to lawn and driveway that leads down side of property to the detached garage

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.













