

Grosvenor Waterford
Estate Agents
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Lime Grove, Skelmersdale, WN8 8ET

The Property Ombudsman

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Grosvenor Waterford are delighted to offer for Let this three bedroom semi detached house in Lime Grove, Skelmersdale, This accommodation briefly comprises of entrance hall, lounge, kitchen, downstairs w.c. and storage area. To the first floor there are three bedrooms and a family bathroom. Outside there are gardens to the front and rear with separate brick storage building. The property benefits from uPVC double glazing and gas central heating.

£875 Per calendar month







Entrance Hall



composite front door, uPVC double glazed window to side aspect, laminate flooring, radiator, stairs to first floor

Lounge



uPVC double glazed window to front aspect, radiator, laminate flooring

Kitchen



fitted kitchen with a range of base and wall cabinets with complementary worktops, cooker, plumbing for washing machine, space for fridge freezer, radiator, laminate flooring, tiled splashbacks, uPVC double glazed window to side aspect

Downstairs W.C.

low level w.c. boiler

Storage

uPVC door to rear garden, storage cupboard

First Floor

Landing

uPVC double glazed window to side aspect

Bedroom 1

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

- **3 Bedroom Semi Detached**
- **Gas Central Heating**
- **EPC Rating D**
- **Front & Rear Gardens**
- **uPVC Double Glazing**
- **Ground Floor W.C. and Upstairs Bathroom**

Bedroom 2
uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3
uPVC double glazed window to front aspect, radiator, laminate flooring

Family Bathroom



white suite comprising; panelled bath, low level w.c. and wash hand basin, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden



laid mainly to lawn, patio, brick storage outbuilding

Front Garden
open plan with lawn and gated access to rear

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.













