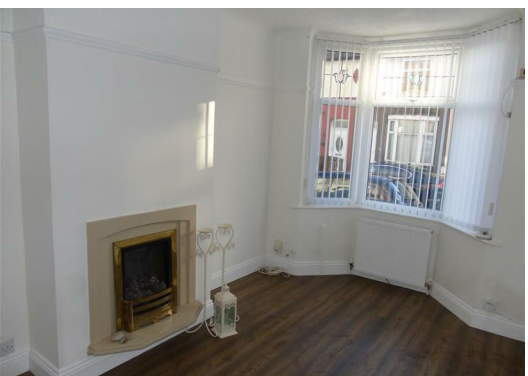


Melling Avenue, Aintree, Liverpool, L9 0JY
£750 Per calendar month

Grosvenor Waterford ate pleased to offer for Let this recently refurbished, unfurnished, mid terraced two bedroom property just off Warbreck Moor and close to local amenities and transport links. The property briefly comprises; entrance porch, lounge, kitchen, bathroom. To the first floor there are two bedrooms and w.c. Outside there is an enclosed rear garden. The property also benefits from uPVC double glazing and gas central heating.







Entrance Hall
UPVC double glazed main entrance door, stairs to first floor, radiator

Lounge
UPVC double glazed window to front aspect, laminated flooring, feature fire place with gas fire (presently capped), storage cupboard

Kitchen
UPVC doubke glazed window and door to yard, selection of modern wall and base units with complimentary worktops, stinless steel sink drainer, plumbing for washing machine, door to bathroom

Bathroom
UPVC double glazed window to rear aspect, modern white bathroom suite comprising ; panelled bath with electric shower, vanity unit with hand wash basin, low level w.c., tiled flooring and walls, radiator

First Floor

Bedroom 1
UPVC double glazed window to front aspect,, laminated flooring, radiator, built in wardrobes

Bedroom 2
UPVC double glazed window to rear aspect, laminated flooring, built in wardrobes, radiator

WC
Low level w.c with built in vanity unit and hand wash basin

Outside

Rear Garden
Enclosed paved rear garden, gated access

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.

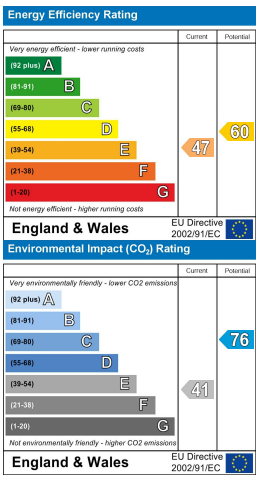
Tenant Referencing
To secure this property satisfactory references are required from prospective Tenant's employers or accountant (if self employed), current landlord (if appropriate), a credit check will be undertaken and a Guarantor may be required in some cases. The referencing process will be fully 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.











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The Property Ombudsman