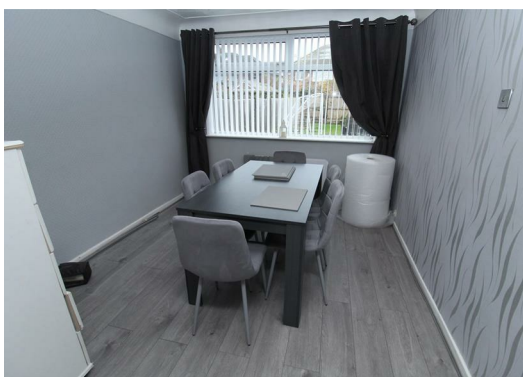




Taunton Drive, Aintree Village, Liverpool, L10 8JN

£1,200 Per calendar month

Grosvenor Waterford are delighted to offer for Let this three bedroom Sefton semi detached house situated in a most sought after location of Aintree Village. The accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen and utility. To the first floor there are three double bedrooms and a recently fitted bathroom with separate w.c. Outside there is a southerly facing rear garden and front garden with off road parking leading to an attached garage. The property also benefits from uPVC double glazing and gas central heating.



Entrance Porch
uPVC double glazed sliding doors

Hall
stairs to first floor, radiator, meter cupboard, under stairs cupboard, laminate flooring

Lounge
14'4" x 13'5" (4.39m x 4.11m)
uPVC double glazed window to front aspect, radiator, open to dining room, laminate flooring

Dining Room
10'7" x 9'6" (3.23m x 2.90m)
uPVC double glazed window to rear aspect, radiator, laminate flooring

Kitchen
10'5" x 10'4" (3.18m x 3.15m)
modern kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, space for american style fridge freezer, plumbing for washing machine, radiator, tiled splashbacks, laminate flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect, door to utility

Utility
door to garden, space for dryer

First Floor
Landing
uPVC double glazed window to side aspect, built in cupboard housing 'Worcester' boiler, access to loft space

Bedroom 1
13'3" x 11'1" + door recess (4.06m x 3.40m + door recess)
uPVC double glazed window to front aspect, radiator

Bedroom 2
11'8" x 11'3" + door recess (3.56m x 3.45m + door recess)
uPVC double glazed window to rear aspect, radiator

Bedroom 3
10'2" x 9'1" (3.10m x 2.77m)
uPVC double glazed window to front aspect, radiator, built in cupboard

Bathroom
recently fitted bathroom with white suite comprising; panelled bath with electric shower over, wash hand basin in vanity cabinet, radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

Separate W.C.
uPVC double glazed window to side aspect, low level w.c.

Outside
Rear Garden
enclosed southerly facing rear garden with lawn, patio, shrub and flower beds, door to garage, gated access to side of house

Front Garden
walled front with open access to lawn and block paved driveway leading to the attached garage

Garage
up and over door, power and light, door to garden

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		



197 Altway, Aintree, Liverpool L10 6LB
Tel: 0151 526 7638
Fax: 0151 526 7971