

Grosvenor Waterford
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Liverpool Road, Aughton, Ormskirk, L39 3LW

The Property Ombudsman

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Grosvenor Waterford are pleased to bring to the rental market this three-bedroom end terrace property, residing along the popular Liverpool Road in Aughton, West Lancs. Built in 2017, the property is approached via a private driveway providing off-road parking and provides accommodation comprising; porch, hall, living room, breakfast kitchen with centre island, integrated appliances and bi-fold doors and a downstairs w.c.. To the first are three bedrooms and a modern bathroom. Outside there is a rear garden which extends around the side. Neighbours have access down the side for recycling purposes. The property benefits from uPVC double glazing and gas central heating. Ideally situated for access to Ormskirk town centre and Aughton Park Station. Viewing recommended.

£1,300 Per calendar month







Entrance Porch
uPVC front door and double glazed windows

Hall



uPVC door, radiator, laminate flooring, stairs to first floor

Living Room



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

Breakfast Kitchen



fabulous fitted kitchen with a range of modern white handleless base, larder and wall cabinets with complementary worktops, centre island with two hobs, integrated double oven, fridge freezer, washing machine and dishwasher, radiator, tiled floor and splashbacks, uPVC double glazed window to side aspect, uPVC double glazed bi-fold doors to rear garden

Downstairs W.C.
low level w.c., wash hand basin, radiator, tiled floor and splashbacks

First Floor

Landing
laminate flooring

Bedroom 1



uPVC double glazed window to front aspect, radiator, laminate flooring, access to loft space

- 3 Bedroom End Terrace
- Kitchen with Centre Island, Integrated Appliances and Bi-Fold Doors
- Downstairs W.C. and Upstairs Bathroom
- EPC Rating C
- Off Road Parking
- Modern Property built in 2017
- Rear Garden

Bedroom 2



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

Bedroom 3



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

Family Bathroom



modern white suite comprising; panelled bath with mains shower over, wash hand basin in vanity cabinet and low level w.c., chrome heated towel radiator, tiled floor and walls, uPVC double glazed frosted window to side aspect

Outside

Rear Garden



lawn and block paved patio area which extends around the side of the property

Front

walled front with open access to a block paved driveway
(there is gated access to the side and rear for neighbouring properties for recycling purposes

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.













