



HOUGHTON ROAD, WOODCHURCH, WIRRAL, CH49 8JG

£995 PCM



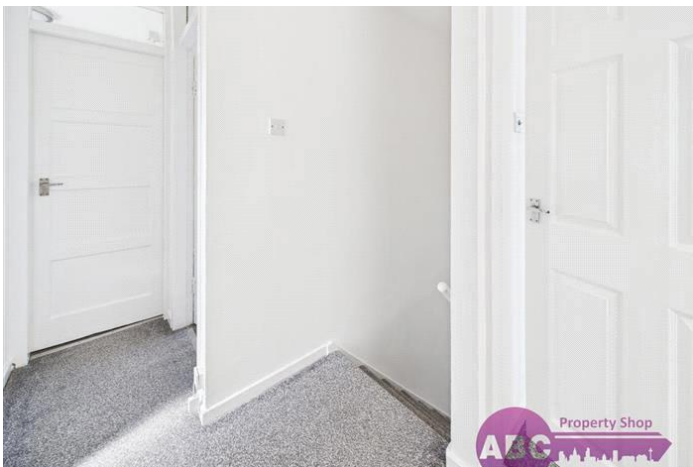
Three Bedrooms - Front & Rear Gardens - Modern Kitchen - Bathroom - Separate
WC - Conservatory - Council Tax Band A



- Three Bedrooms
- Conservatory & Patio Area
- Front & Rear Gardens

- Council Tax Band B
- Virtual Tour Available
- Viewing Recommended - Contact To Arrange!









This immaculately presented three-bedroom family home has undergone a comprehensive refurbishment programme, offering stylish and modern accommodation throughout.

Set behind a generously sized front garden, perfect for keen gardeners, a pathway leads to the front door, sheltered by an open porch. Inside, a small entrance hall houses the electric meter, with an under-stairs cupboard accommodating the gas meter. Stairs lead to the first-floor landing.

A door opens into the spacious lounge, featuring a remote-controlled, wall-mounted flame-effect electric fire. The front window is fitted with blinds, and patio doors at the rear open into a bright conservatory with new window blinds, grey laminate-effect vinyl flooring, and access to the rear garden. The garden includes a patio, lawned area, and a large storage shed.

The fitted kitchen boasts high-gloss white units, complemented by grey tiled splashbacks and worktops. It includes an integrated hob, oven, and extractor fan, along with plumbing for a washing machine and space for a fridge-freezer. A useful store cupboard is also included. A side door leads to two walk-in storage rooms, ideal for bikes and outdoor equipment. Please note: the walkway must remain clear as it provides access to neighbouring properties via a shared alleyway.

Upstairs, the property offers three well-proportioned bedrooms, a family bathroom, and a separate WC. The bathroom is fitted with a modern white suite, an over-bath shower, a short screen, and a shower curtain.

Throughout the home, the décor is fresh and neutral, with white-painted walls and a combination of grey carpet and grey laminate-effect vinyl flooring, providing a sleek and contemporary finish.

Property Viewings

Our adverts include photos, descriptions and, where available, video tours and floor plans. After reviewing the advert, please call us to request a viewing. We'll ask qualifying questions and arrange an appointment, which may be conducted alongside others due to demand.

Following the viewing, the agent will provide application details.

Application Process

All applicants aged 18 or over must complete a registration of interest form for review. Following this, applicants will be required to complete an online application form via our referencing partner.

All required documents must be submitted at application stage for review; incomplete applications will not be accepted.

Guarantors

A guarantor may be required, subject to referencing or our client's requirements.

Guarantors are jointly liable for obligations arising under the tenancy agreement, including rent arrears, damage, tenant conduct, and reasonable post-tenancy costs and debt recovery, subject to the terms of the guarantor deed.

Guarantors must complete an application form and have sufficient income to cover potential liabilities. As a guide, this should be equivalent to three times the annual rent. Liability may continue beyond any fixed term where the tenancy continues, subject to the terms of the guarantor deed.

Holding Fee

Once your application is complete and reviewed, a holding fee (maximum one week's rent) will be requested. The property will not be held or processed until this is paid.

In accordance with the Tenant Fees Act 2019, the holding fee will be held for up to 15 days from the date of payment, unless a different deadline for entering into the tenancy is agreed in writing.

The holding fee is non-refundable if you withdraw, provide false or incomplete information, fail Right to Rent checks, or fail to take reasonable steps to enter into the tenancy.

Move-In

Once approved, you'll receive an acceptance letter by email outlining next steps and how to confirm your move-in date.

Tenancy agreements, guarantor deeds, and related documents must be signed online before move-in. Rent and deposit must be paid by bank transfer on or before move-in day, as stated in the acceptance letter.

Deposit

The deposit is equal to five weeks' rent and is payable on or before move-in day.

Pets

Pets must be declared on your application form. If permitted at the property, they will be recorded in the tenancy. Additional tenancy terms may apply if pets are accepted. Please confirm pet acceptance before applying.

Your Details (GDPR)

For enquiries and viewings, your personal data will be retained for no longer than six months. Your details will not be shared with third parties unless necessary such as referencing.

Right to Rent (UK Home Office)

All tenants must pass Right to Rent checks, regardless of nationality. Supporting documents will be requested upon application. A government code of practice is available online for further guidance.

Disclaimer

Property details are provided in good faith as a general guide and do not form part of any offer or contract. Measurements are approximate; please verify dimensions before purchasing furniture or flooring.

Prospective tenants should make their own enquiries regarding furnishings, parking, and condition. Identification will be required during referencing and, where applicable, to comply with Money Laundering Regulations. Neither ABC nor its staff are authorised to make representations or warranties beyond these particulars.

Council Tax Band: A (Wirral Borough Council)

Deposit: £1,148

Holding Deposit: £229

Parking options: On Street

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

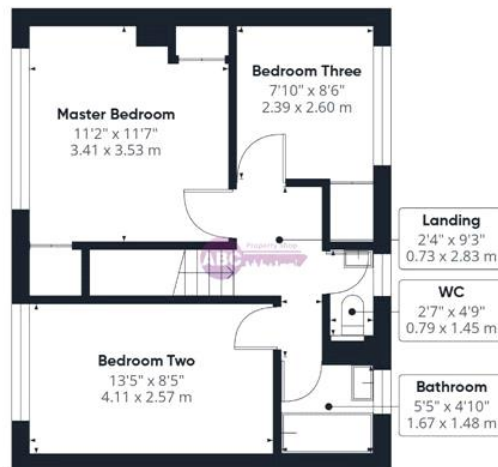
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



Floor 0



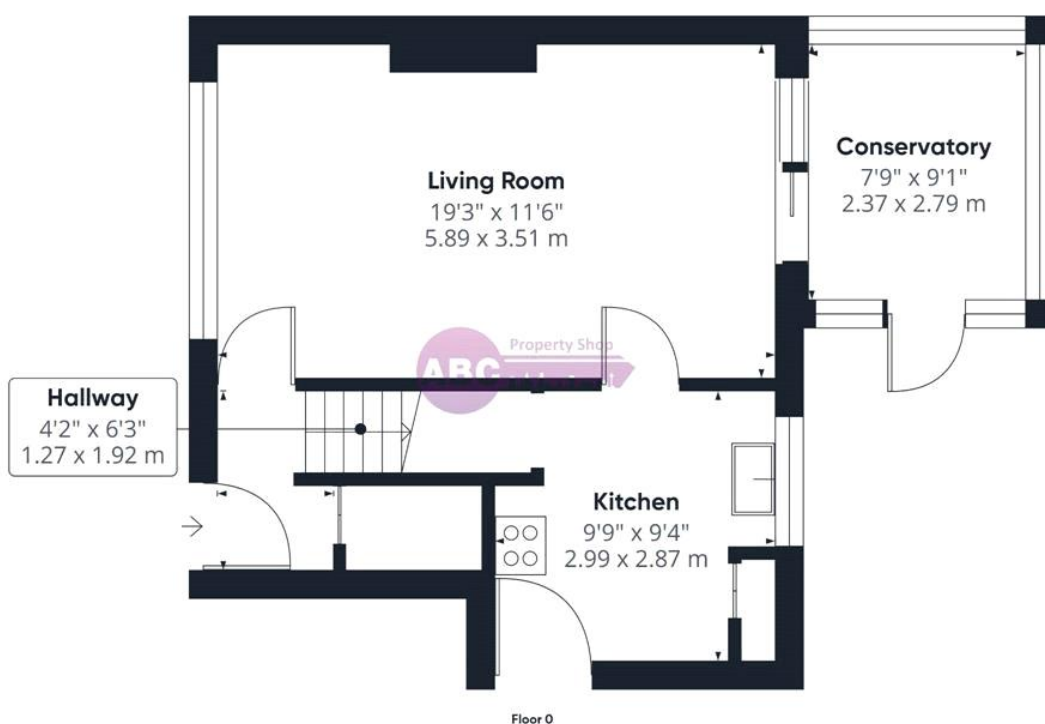
Floor 1

Approximate total area⁽¹⁾
 841 ft²
 78 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



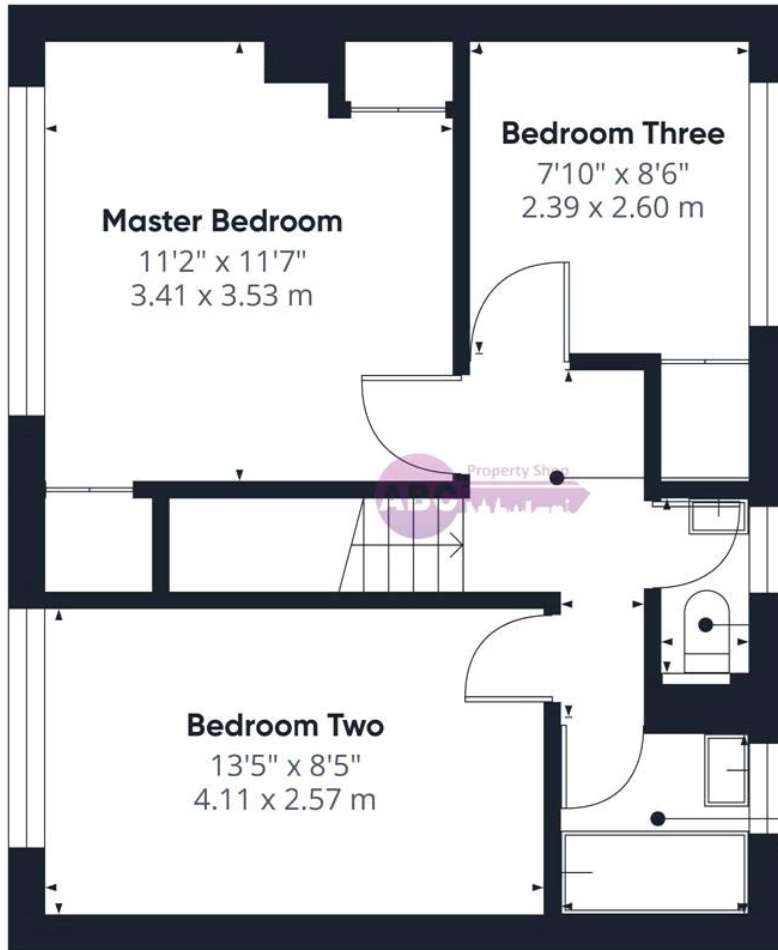
Floor 0

Approximate total area⁽¹⁾
440 ft²
40.9 m²

(1): Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area[®]
401 ft²
37.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	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			
		66	83

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

