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3 Knowles Farm Close, Roby Mill, Skelmersdale, Lancashire, WN8 0PJ

£800 PCM

An outstanding opportunity to rent one of these individual semi stone built house with in the Knowles Farm development. Situated in a prime semi-rural location with attractive aspects.

The property has been finished to a high standard with fitted kitchen with integrated appliances, Modern bathroom central heating and double glazing.

****NO PETS, NO BENEFIT CLAIMANTS, PROFESSIONAL PREFERRED ****

3 Knowles Farm Close, Roby Mill, Skelmersdale, Lancashire, WN8 0PJ

****GROUND FLOOR****

HALL

Radiator and double glazed window.

CLOAK / WC

WC, Wash hand basin and double glazed window.

LOUNGE

16'2" x 13'3" (4.88m x 4.04m)

Double glazed window, two central heating radiators and external door to rear.

KITCHEN

10' x 9'11" (3.05m x 3.02m)

Double glazed window, modern fitted grey kitchen with built in oven and hob and central heating radiator

****FIRST FLOOR****

LANDING

Feature window and Feature window.

BEDROOM ONE

32'9" x 32'9" (10 x 10'3")

Double glazed window and central heating radiator.

BEDROOM TWO

7' x 7' x 11'11" (2.13m x 2.13m x 3.63m)

Double glazed window and central heating radiator.

BATHROOM

Panelled bath, wc, wash hand basin, shower screen and double glazed window.

TENANT FEES PAYABLE

PAYABLE ON APPLICATION TO MHL ESTATE AGENTS

Holding fee - £184 PAYABLE BEFORE THE TENANCY

STARTS TO MHL ESTATE AGENTS

Bond - £923

1st months rent - £800

FEES DURING THE TENANCY PAYABLE TO MHL ESTATE AGENTS

Replacement of lost keys or other security devices – Maximum payment of £50.00 including VAT

Rent arrears – 3% above the Bank of England base rate from the date that the rent falls due until it is paid.

Fee only chargeable once the rent is 14 days in arrears.

Variation to the tenancy agreement – Payment of £50.00 including VAT

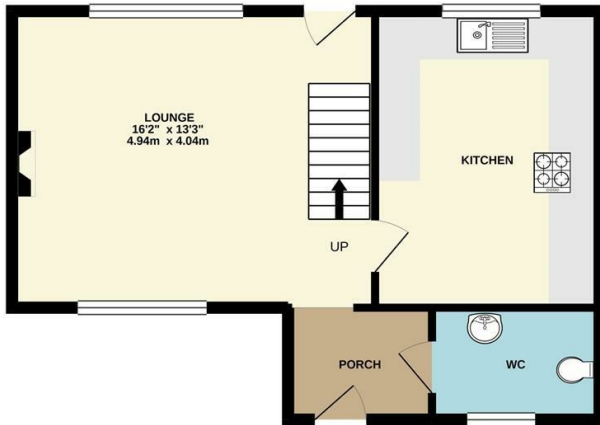
Early surrender of the tenancy agreement – Payment not exceeding the total rent outstanding on the property until the end of the tenancy or until a new tenant move in plus Landlords re-let fee

Repairs due to negligence – Payment for repairs required due to negligence of the tenant. Payment can be made on repair or

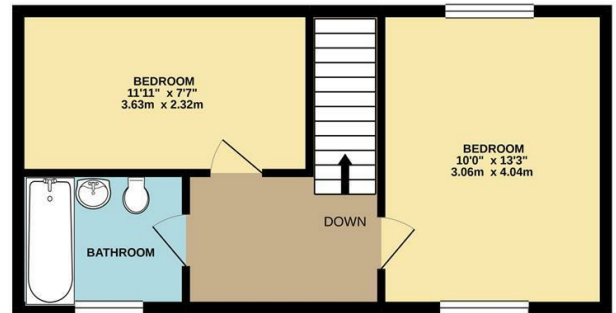
agreement to be deducted from the bond after the end of the Tenancy.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	



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PROTECTED