



26 Dalston Drive, Moss Bank

£550 PCM

This very well presented two bedroom true bungalow is situated in a quiet established locality just off Broad Lane. in the sought after Moss Bank area of St Helens.

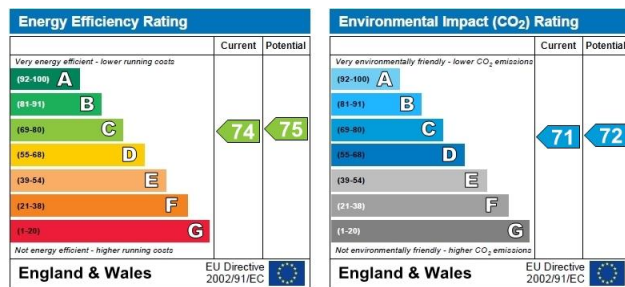
The accommodation briefly comprises: entrance vestibule, lounge, modern kitchen, inner hallway, two bedrooms and bathroom.

The property has UPVC double glazing, gas central heating, with combi boiler, three car off road parking, garage and lovely landscaped gardens.

Available end of July.

EPC; C

Energy Efficient Rating & Environmental Impact (CO2) Rating



Fee free mortgage advice service

As a member of The Guild of Professional Estate Agents, David Davies have access to The Guild Mortgage Services.

- FEE FREE advice from across the market
- Service available 7 days a week, 9.00am – 8.00pm Mon-Thurs, 9.00am – 5.30pm Fri, 9.00am – 5.00pm Sat, 10.00am – 4.00pm Sun
- Best Buy deals updated daily
- Arrangement via phone, post and email
- Award winning service

sales@daviddaviesestateagent.co.uk | daviddaviesestateagent.co.uk



t: 0844 8543 660

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. THE FCA DOES NOT REGULATE MOST BUY TO LET MORTGAGES. The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. FCA number 143002

26 Dalston Drive, Moss Bank

£550 PCM

The property briefly comprises:

Tenant Fees

This property is being offered on a 6 month assured short hold tenancy agreement

Application Fees:

£100.00 First Application

£50 for each subsequent Application

THE ABOVE FEES ARE NON REFUNDABLE REGARDLESS OF THE OUTCOME OF THE REFERENCE

£100 Administration Fee

Payment due at the application stage.

THIS AMOUNT WILL ONLY BE REFUNDED SHOULD THE REFERENCES BE

RETURNED AS DECLINED REFERENCES AND THEREFORE THE APPLICATION NOT CONTINUE.

A REFUND OF THE APPLICATION FEE WILL NOT BE DUE UNDER ANY OTHER CIRCUMSTANCES

Any credit card payments will be subject to a 2% surcharge. There is no charge for debit card payments..

Ground Floor

Entrance via UPVC double glazed and panel door, into the:

Entrance Hallway

Nicely presented with tasteful decor and good storage area located here.

Lounge

A bright and nicely presented room with tasteful decor, feature fireplace with living flame gas fire, single panel radiator and UPVC double glazed window to the front. To the rear of the room a second panel door gives access to the end of the hallway.

Kitchen

The kitchen has a quality range of wall and base units with contrasting work surface areas, integrated fridge/freezer, automatic washing machine, sliding larder cupboard and corner cupboards, a four burner stainless steel gas hob. There is also a high level Hotpoint microwave and double oven with grill. To the side is a UPVC double glazed

window, a towel rail heater and a UPVC double glazed and panel door leads out into the garden.

NOTE THE WASHING MACHINE IS LEFT FRO THE USE OF THE TENANT, REPAIRS OR REPLACEMENT ARE THE TENANTS RESPONSIBILITY

Bedroom One

A spacious, nicely presented double room with quality fully fitted wardrobes built to one wall, single panel radiator and a UPVC double glazed window with a lovely outlook of the garden and the woods beyond.

Bedroom Two

This nicely presented bedroom has quality fully fitted wardrobes, a single panel radiator and UPVC double glazed window with a nice outlook.

Bathroom

With a three piece suite to include panel bath with mixer shower attachment, pedestal wash basin and low level w.c. The room is fully tiled to surround, has a UPVC double glazed window to the side and a twin panel radiator.

Outside Front

A fully landscaped front garden with shaped lawn, rockery, established plants, bushes and shrubs. There is a tarmacked driveway running from the front through to the side giving off road parking for three possibly four smaller vehicles.

Outside Rear

A private, well maintained rear garden with paved patio, rectangular lawn and established borders. The garden is retained by combination fencing and backs onto the woods.

Garage

A sectional garage which is accessed from the front by a steel up and over door, has electricity and power supply.

