



Paddock Road, Knowsley Estate, Prescot, L34 4AD

£1,400 pcm







Paddock Road, Knowsley Estate, Prescot, L34 4AD

Rent - £1400pcm

Security Deposit - £1615.38



3 Bedrooms



1 Bathrooms

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- A well presented semi detached family home on the outskirts of the ever popular Knowsley Estate.
 - Spacious living accommodation with a lounge, dining room, breakfast area and kitchen with downstairs WC.
 - Three bedrooms and a family bathroom to the first floor.
 - Detached single garage with off road parking for several vehicles.
 - Gardens to the front and rear with open countryside views.



Situated on the outskirts of the prestigious Knowsley Estate, this well-presented three-bedroom semi-detached family home offers spacious living accommodation, generous outdoor space, and attractive open countryside views.



The ground floor provides versatile and well-proportioned living areas, including two reception rooms comprising a welcoming lounge and separate dining room - ideal for both everyday family life and entertaining.

A breakfast area flows through to the fitted kitchen, complemented by a separate utility room and convenient downstairs WC.



To the first floor are three bedrooms, including two comfortable double rooms and a well-sized single bedroom, all served by a family bathroom.

Externally, the property benefits from gardens to both the front and rear, with the rear enjoying open countryside aspects. A detached single garage and off-road parking for several vehicles further enhance the practicality of this superb home.



Ideally located, the property is well connected, with easy access to the M57 and M62 motorways as well as railway stations providing access to Liverpool and Manchester.

General Remarks

Services: The property has the benefit of mains water, mains gas and mains electricity. Heating is by way of a gas central heating system. Drainage is by way of septic tank.

Parking allocated and number of spaces : Driveway parking and garage.

Construction Type : Brick under slate.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A **Footpaths / Bridleways :** N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencies website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A **Accessibility adaption information :** N/A

Coal field / mining area : Within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Standard broadband available in the area

Mobile signal: Good outdoor and in home (Vodafone) signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Local Authority: Knowsley Borough Council **Council Tax:** Band C

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Cathy Fish.

What3words Location : hooks.often.land

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months' bank statements and 3 months' pay slips will be required. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required along with a current credit report certificate. If the information provided is satisfactory, an online application will need to be completed for each applicant. Acceptance of references and offer of the Tenancy is at our discretion.

Tenants Costs: Amitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: for a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be completed. If the Landlord decides not to offer you a tenancy for any reasons then your deposit will be refunded within 7 days. However if during that period you delay the process in responding to any reasonable request made, if we are provided with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake, under the Immigration Act 2014, then your holding deposit will not be returned and will be retained by Amitstead Barnett. Should you be offered, and you subsequently accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy.

Rent and deposit: One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of 5 weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held within Amitstead Barnett LLP Clients Account. The deposit will be registered with My Deposits. The holding deposit of 1 weeks rent can be used as a contribution the first month's rent. The first month's rent will be required 5 working days prior to the start of the tenancy. In the event that consent is given for a pet to reside at the property an increased rent may be agreed between all parties. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date





Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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