



MORECROFT ROAD, ROCK FERRY WIRRAL

£995 PCM



Available Now - Four Beds - Spacious Lounge - Sitting Room - Modern Fitted Kitchen
& Dining Room - Family Bathroom - Rear Yard



- Four Bedrooms
- Spacious Lounge & Separate Sitting Room
- Modern Fitted Kitchen Diner
- Family Bathroom

- Private Enclosed Rear Yard
- Double Glazing & Gas Central Heating Throughout
- Council Tax Band A
- Viewings By Appointment Only







ABC Property Shop are delighted to offer to the rental market this spacious and well-presented four-bedroom mid-terrace property.

Ideally situated within easy reach of local schools, shops, amenities and excellent transport links, this generously proportioned home is perfect for families or professional tenants seeking comfortable and convenient living.

The accommodation briefly comprises an entrance hallway, spacious lounge, separate sitting room, and a modern fitted kitchen/dining room. To the first floor are four well-proportioned bedrooms and a family bathroom.

Further benefits include gas central heating, double glazing throughout and a private enclosed rear yard.

To arrange a viewing, please contact a member of the lettings team at ABC Property Shop.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective applicants should verify all details through their own inspection.

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: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



GROUND FLOOR



1ST FLOOR



