

**Silverthorne Drive, Churchtown, Southport,
Merseyside. PR9 £1500.00PCM Deposit £1730.00**



KEY FEATURES:

- Quiet Cul-De-Sac Location • Close to Churchtown Village • Detached Bungalow • FULLY FURNISHED • Three Double Bedrooms • Modern Throughout • Separate Garage • Low Maintenance Gardens •

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Property Description

Anthony James are delighted to offer this beautifully presented, fully furnished three-bedroom detached bungalow. Set in a peaceful cul-de-sac, this property is located in the highly desirable Churchtown area of Southport. Just a short walk away, you'll find a variety of local amenities, including shops and restaurants in Churchtown Village, as well as lovely green spaces like Hesketh Park and the Botanical Gardens. Excellent transport links are also nearby, with easy access to Preston, Liverpool, and the surrounding areas via bus links available on Cambridge Road. The bungalow boasts separate garage space & ample off road parking for multiple vehicles via its low maintenance gardens. Viewings are highly recommended to truly appreciate this lovely property.

The property briefly comprises: Entrance porch (with access to large garage) internal hallway, master bedroom suite with dressing area, bay fronted lounge, rear facing lounge/dining room, kitchen with breakfast bar, Shower room with separate WC & two further well proportioned bedrooms benefitting from integrated storage.

Further benefits include gas central heating & UPVC double glazing throughout.

EPC Rating : D Council Tax Band : F

All basic furnishings will be provided within the letting. Please enquire for further information.



Rooms

Entrance Porch

Garage

A spacious garage providing ample storage. The space is bare brick with concrete floors. Access can be gained via the porch connecting the garage to the house. A manual up and over door provides external access via the front driveway. A utility space is present to the corner with freestanding appliances.

Internal Hallway

A spacious and welcoming internal hallway stretches the length of the property, featuring neutral decor and stylish fitted herringbone flooring.

Front Lounge

A beautifully presented and bright lounge benefitting from evening sun, featuring a large bay window that overlooks the front gardens. The room is tastefully decorated in neutral tones with fitted carpets. All furnishings, including a patterned sofa, console tables, and TV, are provided as part of the tenancy.

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Rear Facing Lounge/Dining Room

A rear-facing, versatile reception room with views of the rear gardens. The space is neutrally decorated and features stunning herringbone furniture. Included with the letting are a full-size dining table and chairs, two fabric sofas, console tables, a TV table, and a wall-mounted TV



Kitchen

A well-presented, neutral kitchen featuring base and eye-level cabinets with laminate countertops and a stainless steel sink with a draining board. Integrated cooking facilities include an electric oven with a warming drawer, fridge freezer, and an integrated washing machine. Additional appliances, such as a freestanding microwave, are also provided. Velvet-effect bar stools surround the breakfast bar. The space is decorated in neutral tones with vinyl flooring, and access through a side door leads to the rear gardens.



Shower Room

A beautifully presented shower suite featuring a WC, a vanity unit with a square sink, and a large shower with a thermostatic control. The space is finished with ceramic marble-effect tiles on the walls and floors, complemented by a large wall-mounted mirror. Additional features include a centrally heated towel rail and an extractor fan.

WC

A handy separate WC containing lever flush toilet. The space is decorated neutrally with partially tiled walls and tile effect vinyl flooring.

Master Bedroom

At the beginning of the hallway is the master suite, featuring a dressing area with beautifully presented shaker-style wardrobes. The room is neutrally decorated with soft fitted carpets and offers views over the rear patio. Included with the letting is a large king-sized bed with a statement headboard, two bedside tables, and a dressing table.



Second Bedroom

A front-facing second bedroom featuring a double bed. The room is neutrally decorated with fitted carpets and offers views over the front garden. Full-height cupboards provide additional storage space. Furnishings include a double bed with mattress, drawers, a single fabric chair, and two bedside tables.

Third Bedroom

A further double bedroom, located off the kitchen, with views over the rear patio. The room is neutrally decorated with fitted carpets and features large fitted cupboards for additional storage. Furnishings include a spacious velvet-style double bed, two bedside tables, and a console table.

Front Garden

A large low maintenance walled front garden with ample off road parking for multiple vehicles. Gated side access leads to the rear garden.

Rear Patio/Garden

A sunny aspect fenced low maintenance rear garden boasting stoned flower beds. Outside furniture including table with chairs and sofa are included within the letting.



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Ground Floor



"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

Additional Information

EPC:
Council Tax Band:
Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. **For detailed information on tenant fees, please visit our website at www.ajestateagents.co.uk and navigate to Services > Lettings > Tenant Fees.**



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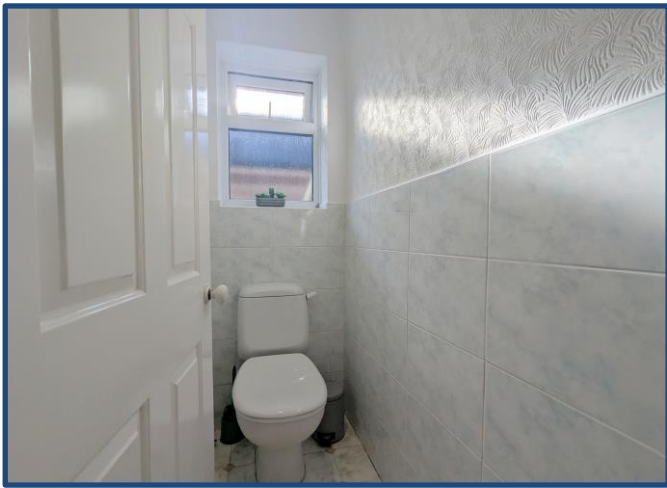


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