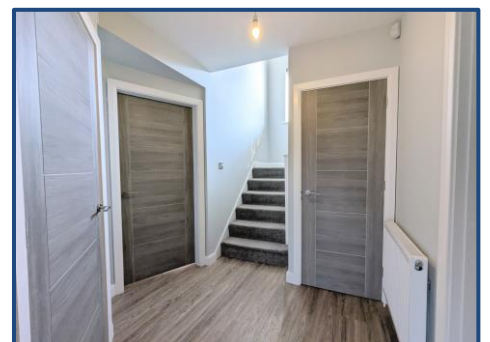
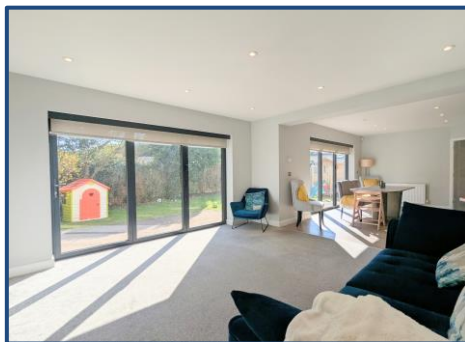


Stoneleigh Close, Southport **Monthly Rental Of** **£2,400.00**



KEY FEATURES:

- Close to Ainsdale Village • Detached Property • Four Bedrooms • Ensuites to ALL Bedrooms • Three Reception Rooms • Utility Room • Integrated Garage • Sunny Aspect Garden •

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Property Description

Anthony James are proud to bring this detached four bedroomed modern home located in the popular borough of Ainsdale. This apartment is close by to the leafy Ainsdale Village with its array of shops, cafes/restaurants along with famous Ainsdale beach and nature reserve. The property briefly comprises of; Enclosed entrance porch with coat storage, into the inner hall, doors to the ground floor rooms, w.c, open plan kitchen dining room, utility room and internal entrance into the garage and a further living room off the kitchen which has bi folding doors onto the garden. To the first floor there are four bedrooms, four en-suites and the master has a dressing area. To the front garden there is parking for a few cars and a double garage. Please note, this property is managed directly via the landlord. EPC: D council tax band: E Available early April.

Rooms

Entrance Hallway

An internal porch opens into a welcoming entrance hall, with neutral tones and vinyl wood-effect flooring. A convenient understairs cupboard offers additional storage space.

WC

This convenient WC, located just off the hallway, is perfect for guests. The space features a neutral decor with partially tiled walls and floors. It includes a flush-button WC and a square, wall-mounted hand wash basin with a vanity unit. Additional features comprise a wall-mounted, centrally heated towel rail and an extractor fan.

Reception Room

This spacious reception room is situated away from the main kitchen areas. It is decorated in neutral tones, with fitted carpets and offers views of both the front and rear of the property.

Kitchen

This beautifully modern social kitchen features abundant cabinet and counter space with high-gloss units, quartz countertops, and an inset sink. Cooking is made easy with a five-ring electric hob and conveniently positioned double ovens at waist height. The kitchen is equipped with integrated appliances, including a large fridge-freezer, dishwasher, and pull-out bin. The space is finished with neutral tones and vinyl wood-effect flooring. A glass UPVC door provides access to the garage and utility area.

Dining Area

An additional reception area, conveniently situated in front of the kitchen, features large bifolding doors that open into the garden. The space is neutrally decorated with vinyl wood flooring.

Lounge Area

Connected to the dining area is a well-placed lounge, forming part of a spacious and open kitchen/lounge/diner perfect for socialising. Large bifolding doors offer views of the rear garden, and the space is neutrally decorated with fitted carpets.

Utility Room

Leading from the kitchen via UPVC glass door is a conveniently placed utility space boasting matching high gloss kitchen cabinets and quartz counters. Space is provided for a washing machine & dryer. The room is decorated neutrally with vinyl wood effect flooring. Access leads through to the garage.

Garage



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A well proportioned storage space with large up and over doors leading to the front driveway. Power is present to this room.

Landing

The stairs lead to the first floor, granting access to all the bedrooms. The area is neutrally decorated with fitted carpets and features a lightwell from the attic space.

Bedroom One

Directly to the left of the stairwell is a spacious double bedroom, complete with a nook that is perfect for use as an office or dressing area. The room is neutrally decorated with fitted carpets.

Bedroom One Ensuite

This elegantly designed shower room features a three-piece suite, including a spacious shower cubicle with a thermostatic shower, a stylish floating sink with vanity unit, and a sleek flush-button WC. Additional highlights include a wall-mounted mirrored cabinet, a centrally heated towel rail, and an extractor fan.

Bedroom Two (Front Facing)

Infront of the staircase to the landing is a single bedroom with views over the front of the property. The room features neutral decor and is finished with fitted carpets.

Bedroom Two Ensuite

This stylish and compact shower room features a three-piece suite, including a shower cubicle with a thermostatic shower, a vanity unit with a sink, and a flush-button toilet. The space is beautifully tiled on both the walls and floors, with additional benefits such as a centrally heated towel rail and an extractor fan.

Bedroom Three (Front)

Located at the bottom of the landing is a vast bedroom overlooking the front of the property. The space is decorated neutrally with fitted carpets.

Bedroom Three Ensuite

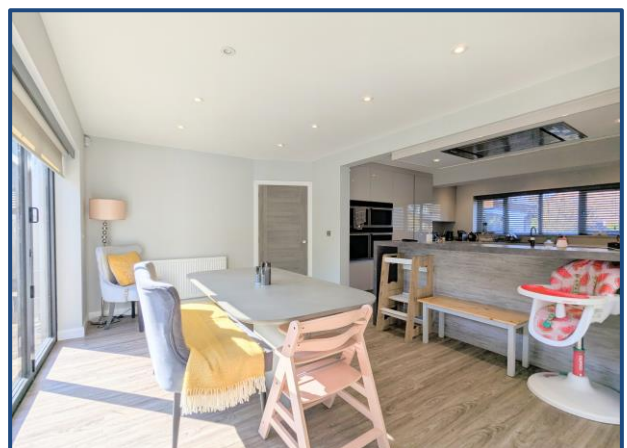
A beautifully designed shower room features a three-piece suite, including a spacious shower cubicle with a thermostatic shower, a floating sink with a stylish vanity unit, and a sleek flush-button WC. Additional highlights include a wall-mounted mirrored cabinet, a centrally heated towel rail, and an efficient extractor fan.

Bedroom Four (Rear)

At the bottom of the landing, you'll find a rear-facing master bedroom suite, featuring a spacious sleeping area with an alcove that leads into a convenient dressing space and ensuite. The room is neutrally decorated and complemented by fitted carpets.

Bedroom Four Ensuite

This stylish and compact shower room features a three-piece suite, including a shower cubicle with a thermostatic shower, a vanity unit with a sink, and a flush-button toilet. The space is beautifully tiled on both the walls and floors, with additional benefits such as a centrally heated towel rail and an extractor fan.



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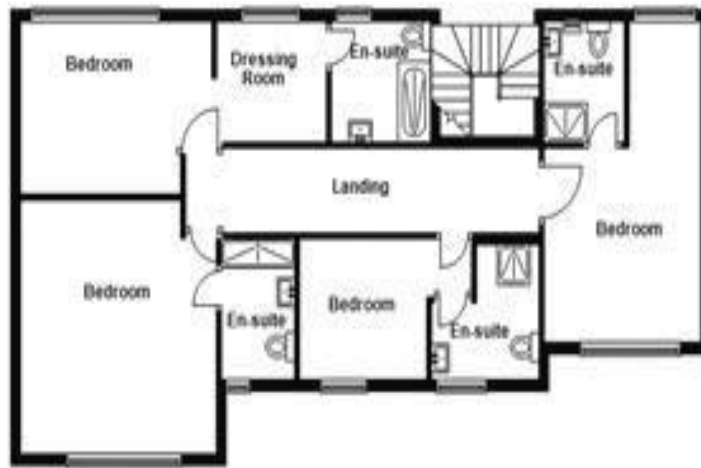
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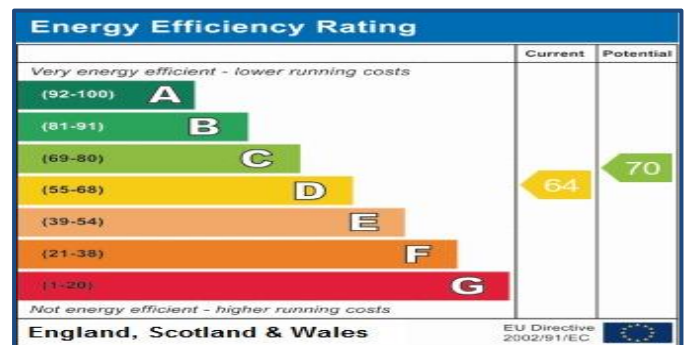


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Additional Information

EPC: D
 Council Tax Band: E
 Tenure:



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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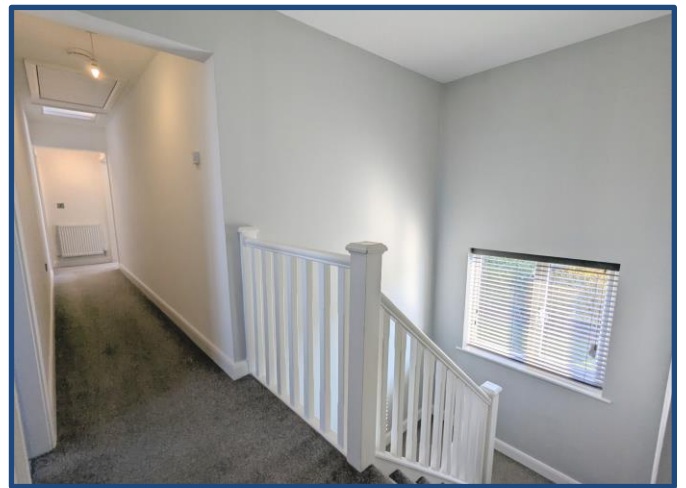
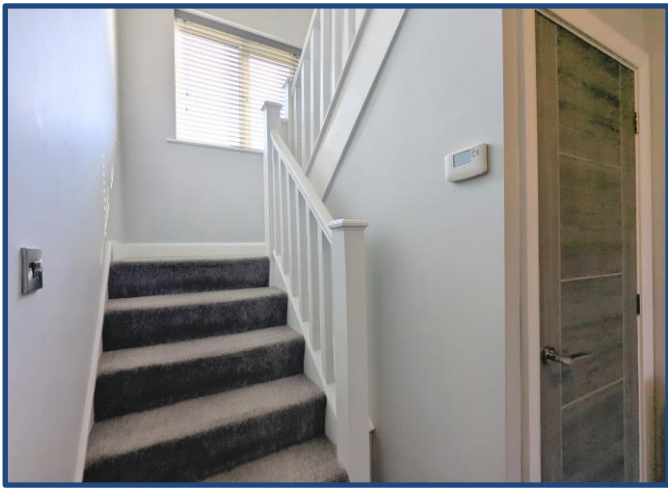


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