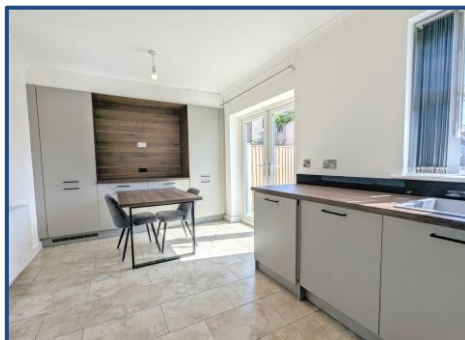


## Hampton Road, Southport, Merseyside, PR8 **Monthly** **Rental Of £1.050**



### KEY FEATURES:

- Modern End Terrace House • Lounge & Open Plan Kitchen Diner • Two Good Sized Bedrooms • Down Stairs W.C • First Floor Bathroom • Neutral Decoration Throughout • Off Road Parking • Private Enclosed Rear Garden •

#### Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



#### Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



#### Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property  
Ombudsman**



## Property Description

Anthony James is delighted to present to the rental market this beautifully refurbished, modern end-terraced home, ideally located just a short walk from the vibrant Birkdale Village. Residents will enjoy easy access to a range of independent cafés, restaurants, boutique shops, and excellent rail connections to both Liverpool and Southport.

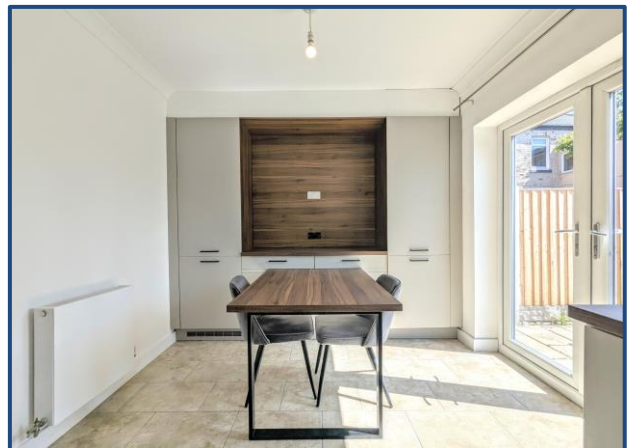
The property offers well-appointed and stylish accommodation, including a bright and welcoming living room, and a contemporary open-plan kitchen and dining area featuring high-quality Neff integrated appliances and newly fitted units. French doors from the dining space open out to the rear garden, creating a seamless transition between indoor and outdoor living. A convenient ground floor W.C. completes the downstairs layout. Upstairs, there are two generously sized bedrooms. The master bedroom benefits from newly fitted built-in wardrobes and two matching drawer chests, while the modern family bathroom includes shower-over-bath facilities.

Further benefits include gas central heating, UPVC double glazing throughout, and a block-paved driveway to the front providing off-road parking.

This property is available for immediate occupancy and will be managed directly by the landlord.

EPC Rating B

Council Tax Band : B



## Rooms

### Entrance Hallway

An internal hallway, neutrally decorated and finished with stylish fitted wooden flooring

### Lounge

The front-facing lounge boasts a charming bay window overlooking the garden, and is neutrally decorated with fitted carpets.

### Kitchen

A beautifully designed kitchen features stylish base and eye-level cabinets in a muted grey tone, complemented by dark wood-effect laminate worktops and a sleek composite sink with draining board. High-quality Neff appliances include a high-gloss black eye-level oven, built-in microwave, and a four-ring ceramic hob. Integrated appliances consist of a dishwasher, washing machine, and a full-sized fridge freezer, offering both practicality and a seamless finish. The adjoining dining area includes a built-in table and floor-to-ceiling storage cupboards, providing ample space for everyday use. The room is tastefully finished with tiled flooring and French doors that open directly onto the rear garden, creating a bright and inviting atmosphere.

### WC

A convenient understairs W.C. features a wall-mounted hand wash basin with a sleek mixer tap, a flush-button toilet, and a wall-mounted mirror. The space is finished with tile-effect vinyl flooring for a practical and stylish touch. An additional understairs alcove offers useful extra storage space.

## Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



## Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



## Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman

### Landing

Stairs rise to a neutrally decorated first-floor landing, finished with soft fitted carpets for comfort. A full-height storage cupboard on the landing provides generous shelving, offering practical and easily accessible storage space.

### Bathroom

The bathroom features a modern, neutral three-piece suite, including a full-sized bath with a glazed screen and thermostatic shower, a sleek hand wash basin, and a flush-button toilet. Additional touches such as a centrally heated towel rail and an extractor fan enhance comfort and functionality. The space is stylishly finished with floor tiling and tiled wet areas for a clean, contemporary look.

### Master Bedroom (One)

The master bedroom is well-presented and neutrally decorated, featuring soft fitted carpets for a cosy feel. It also benefits from generous storage, thanks to bespoke integrated cupboards and drawers that offer both style and practicality.

### Bedroom Two

A further double bedroom featuring neutral decoration and fitted carpets.



#### Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



#### Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



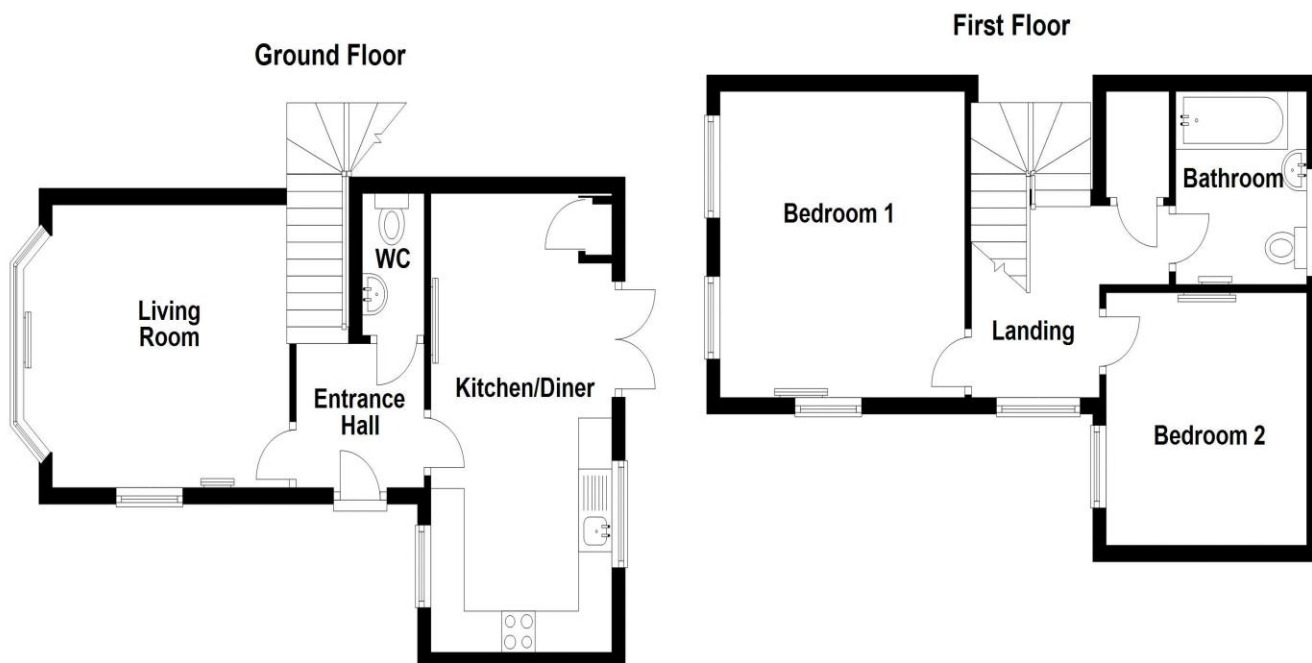
#### Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property  
Ombudsman**



## Additional Information

EPC: B

Council Tax Band: B

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**

### Sales

T: 01704 550048

E: [sales@ajestateagents.co.uk](mailto:sales@ajestateagents.co.uk)



### Rentals

T: 01704 543434

E: [rentals@ajestateagents.co.uk](mailto:rentals@ajestateagents.co.uk)



### Property Management

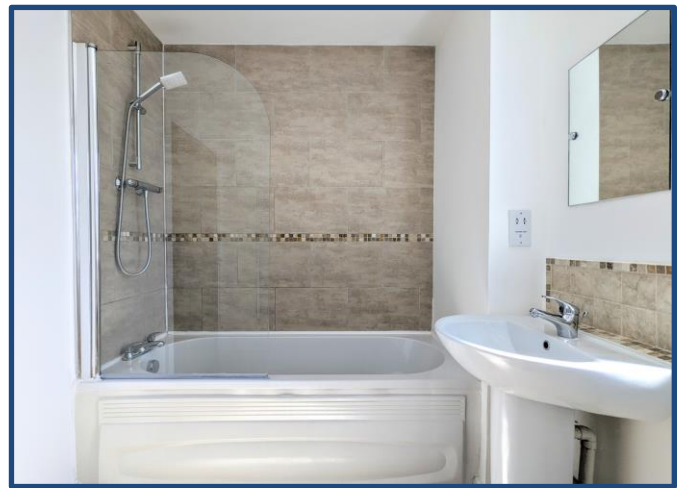
T: 01704 545800

E: [pm@ajestateagents.co.uk](mailto:pm@ajestateagents.co.uk)



**The Property Ombudsman**





#### Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



#### Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



#### Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property  
Ombudsman**