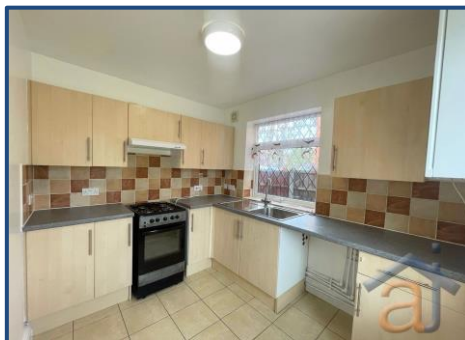


To Let - Shaftesbury Avenue, Southport - Downstairs Wet Room **£945.00PCM**



KEY FEATURES:

- Semi Detached • Two Bedrooms • Off Road Parking • Spacious Rear Garden • Downstairs Wet Room • Close to Local Amenities • Available Immediately • Birkdale Location •

Sales

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Property Management

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**The Property
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Property Description

We are pleased to present this beautifully maintained two-bedroom semi-detached property, ideally positioned in the sought-after residential area of Birkdale. Available for immediate occupancy, this delightful home offers a practical and comfortable layout designed for modern living. Step inside to a bright and welcoming living room, perfect for relaxing or entertaining. The well-equipped kitchen provides ample space for cooking and dining, while the contemporary wet room adds a touch of modern convenience. Outside, you'll find generous front and rear gardens—ideal for outdoor activities and gardening enthusiasts. The gated driveway provides secure off-road parking, adding to the ease of living. Natural light floods the interiors, creating a warm and inviting atmosphere throughout. With its excellent location, spacious outdoor areas, and thoughtfully maintained interiors, this property is an ideal choice for those seeking a comfortable new home. Early viewing is highly recommended!

Rooms

Living Room

This bright and spacious living area features modern grey fitted carpets and freshly painted white walls. An electric fire with a classic white surround adds a cosy focal point. The room benefits from two large windows—one offering views of the front garden and driveway, and the other overlooking the rear garden, allowing plenty of natural light to flow through.

Kitchen

The kitchen is fitted with brown wall and base units, offering ample storage space. Cream floor tiles and matching tiling around the worktops provide a clean and practical finish. The kitchen includes a built-in oven and hob, extractor fan, and a sleek chrome single sink with a mixer tap, combining functionality with a classic look.

Wet Room

The wet room features floor-to-ceiling white tiling in the shower area, creating a clean and bright space. It includes a white WC, a matching basin, and a walk-in shower fitted with a chrome hose and shower head, offering both practicality and ease of access.

Master bedroom

This spacious bedroom features modern grey fitted carpets and crisp white painted walls, creating a clean and neutral backdrop. Two large windows allow for plenty of natural light. The room also benefits from built-in sliding wardrobes and a separate storage room, providing ample space for organisation.

Bedroom 2

This bright and airy room features grey fitted carpets and freshly painted white walls. Two windows fill the space with natural light, creating a comfortable and inviting atmosphere—ideal as a guest room, office, or additional bedroom.



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Additional Information

EPC: C
Council Tax Band: A
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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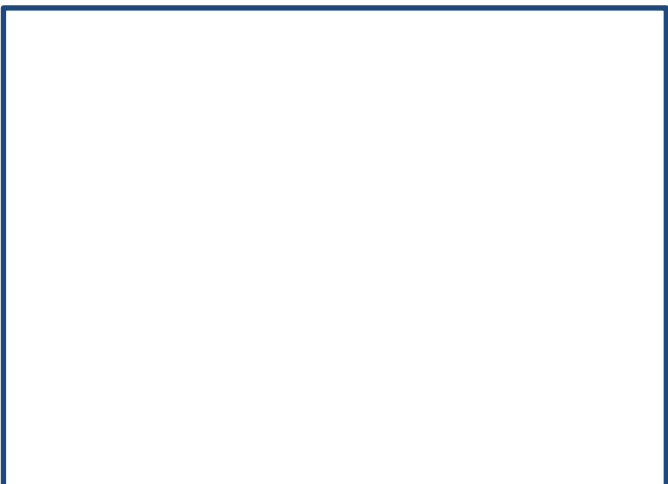
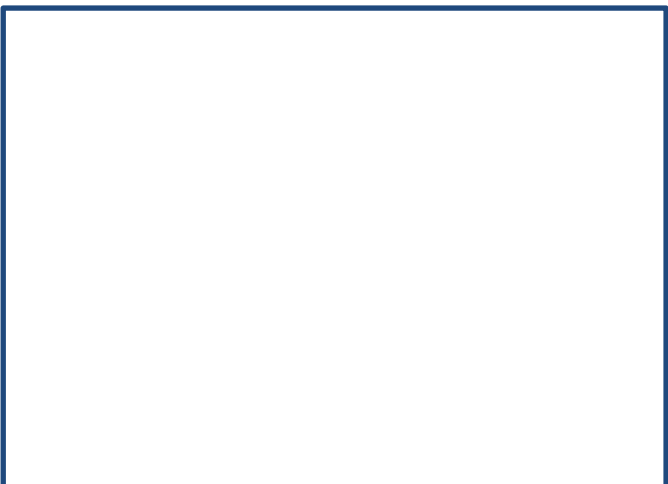
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