

## Grove Street, Birkdale - 2 Bed House To Let **Monthly Rental Of £800**



### KEY FEATURES:

- Two Bed Terraced Property • Lounge and Dining Room • Downstairs Bathroom • Fitted Kitchen • Gardens • Gas Central Heating and Double Glazing • Off Road Parking • Available Immediately •

#### 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

This charming two-bedroom terraced home is nestled in a sought-after residential area. Conveniently located on Grove Street near Upper Aughton Road, it is just a short stroll from Birkdale Village and benefits from an array of nearby amenities, including schools, shops, and excellent transport links. The property has been recently redecorated. Inside, the home features a welcoming lounge, a kitchen and open dining area, and a bathroom with a shower over the bath. Upstairs, you'll find two generously sized double bedrooms. Externally, the property has a tarmac driveway with space for two cars, set back from the street for added privacy. At the rear, a manageable lawned garden with patio areas offers a great space to relax. The home benefits from gas central heating and UPVC double glazing in most areas.

Council Tax Band: A

EPC Rating: D

Managed by Agent



## Rooms

### **Lounge** 12' 8" x 10' 5 (3.87m x 3.17m)

UPVC double glazed window to front, radiator

### **Dining Room** 12' 8" x 11' 3 (3.87m x 3.43m)

Coal effect gas fire with timber surround, double radiator, open plan to kitchen, door to storage cupboard.

### **Kitchen** 11' 0" x 7' 9 (3.35m x 2.35m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge, cooker, uPVC double glazed window to rear, door to garden

### **Bathroom** 0

Fitted with three piece suite comprising deep panelled bath with separate shower over and folding glass screen, pedestal wash hand basin and close coupled WC, tiled surround, uPVC double glazed window to rear, uPVC double glazed window to side, radiator.

### **Stairs & Landing** 0

Fitted carpet, doors to both bedrooms

### **Bedroom 1** 12' 8" x 10' 5 (3.87m x 3.17m)

UPVC double glazed window to front, radiator, fitted carpet, coving to ceiling. Wardrobe

### **Bedroom 2** 12' 8" x 11' 3 (3.87m x 3.43m)

UPVC double glazed window to rear, built-in boiler cupboard, radiator, fitted carpet, wardrobe

### **Garden**

Flagged and lawned area to rear. To the front gate and parking for cars.



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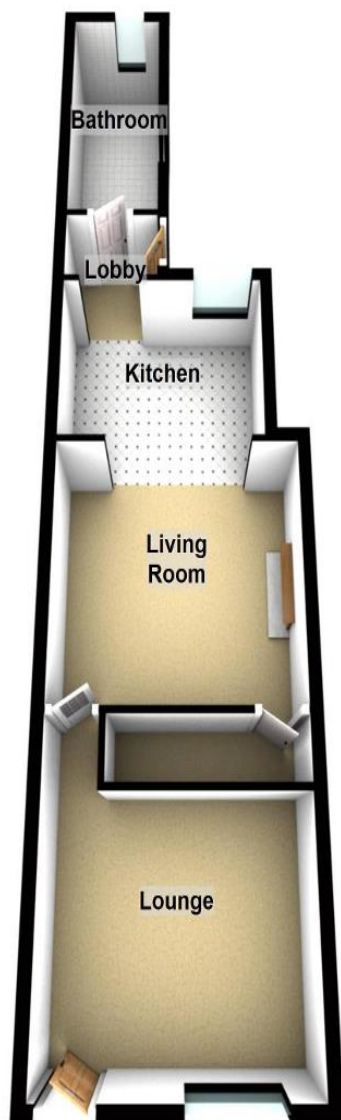
E: pm@ajestateagents.co.uk



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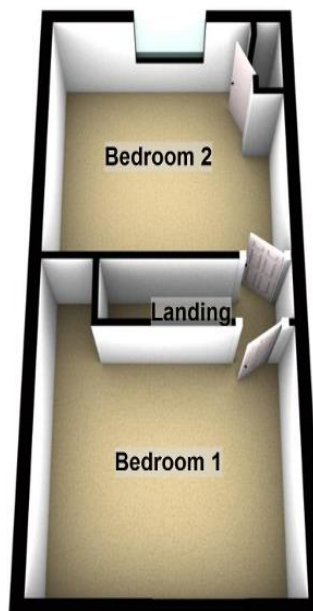
## Ground Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



## First Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



Total area: approx. 74.4 sq. metres (800.9 sq. feet)

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.**

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# Energy performance certificate (EPC)

53, Grove Street  
SOUTHPORT  
PR8 5AY

Energy rating

**D**

Valid until:

**29 July 2029**

Certificate  
number:

**8091-6823-6640-2156-8922**

Property type

Mid-terrace house

Total floor area

79 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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