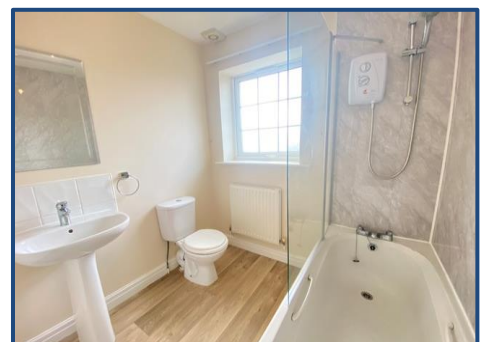


Ericson Drive, Southport - **Monthly Rental Of £1,250**



KEY FEATURES:

- Semi Detached House • 2004 Constructed Development • Three Bedrooms • EPC: C • Fitted Dining Kitchen • Upvc Double Glazed & Gas Central Heating • Lawned Garden To Rear • 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

Three bedroom semi-detached house recently refurbished with a new kitchen, bathroom based in a quiet cul-de-sac location close to local schools, amenities and transport links of nearby Southport town Centre and within 6 mins walking distance to Birkdale Village. The accommodation is gas centrally heated, upvc double glazed and has been recently re-carpeted throughout. The ground floor comprises: entrance hall, ground floor wc, lounge, modern new kitchen/diner with patio doors giving access to the garden and patio area. (The grassed area in the garden will be re-turfed in the spring) On the first floor, there are three bedrooms, master with en-suite shower room and family bathroom. There is off road parking to the front EPC: E Sorry No pets. Available Now!

AFFORDABILITY CRITERIA FOR THIS PROPERTY IS A COMBINED INCOME OF OR EXCEEDING £26 250 PER YEAR

**If you would like to make an application please register your details here <https://www.ajestateagents.co.uk/register-with-us>

DUE TO THE COVID RESTRICTIONS WE ARE UNABLE TO OFFER VIEWINGS, HOWEVER YOU CAN APPLY after seeing the virtual viewing on our own website.

Rooms

ENTRANCE HALL

Radiator, fitted carpet, coving to ceiling, carpeted staircase to first floor landing.

CLOAKROOM

PVCu double glazed window to front, fitted with two-piece modern white suite comprising, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator, fitted carpet.

LOUNGE 14' 3" x 11' 11 (4.35m x 3.64m)

PVCu double glazed window to front, radiator, wooden flooring, coving to ceiling, door to built in storage cupboard.

FITTED DINING KITCHEN 15' 8" x 9' 7 (4.78m x 2.93m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, PVCu double glazed window to rear

LANDING

PVCu double glazed window to side, fitted carpet.

BEDROOM 1 10' 7" x 8' 11 (3.22m x 2.73m)

PVCu double glazed window to front, fitted bedroom suite comprising fitted wardrobes with overhead storage and cupboards, radiator, fitted carpet.

EN-SUITE SHOWER ROOM

Fitted with three-piece modern white suite comprising shower cubicle with fitted shower over and matching shower base, pedestal wash hand basin, close coupled WC and extractor fan tiled surround, radiator.

BEDROOM 2 9' 11" x 8' 11 (3.03m x 2.73m)

PVCu double glazed window to rear, fitted double wardrobes, matching drawers, radiator, fitted carpet.



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

BEDROOM 3 11' 1" x 8' 0 (3.37m x 2.45m)

PVCu double glazed window to front, radiator, fitted carpet, access to loft space.

BATHROOM

Fitted with three piece modern white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, tiled surround, extractor fan, PVCu double glazed window to rear, radiator, fitted carpet.

GARDENS

The property has a driveway to the front and a lawned rear garden. The grass area will be replaced in the Spring.

**Sales**

T: 01704 550048

E: sales@ajestateagents.co.uk

**Rentals**

T: 01704 543434

E: rentals@ajestateagents.co.uk

**Property Management**

T: 01704 545800

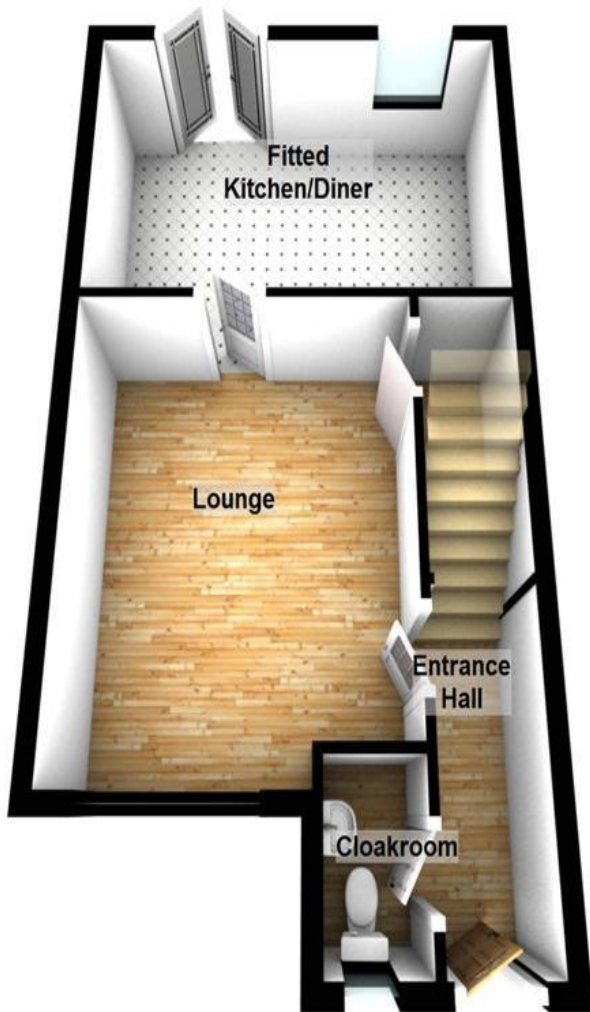
E: pm@ajestateagents.co.uk



The Property Ombudsman

Ground Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 73.1 sq. metres (787.2 sq. feet)

Additional Information

EPC: C

Council Tax Band: C

Tenure: Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	88
			75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	90
			76

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

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



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**