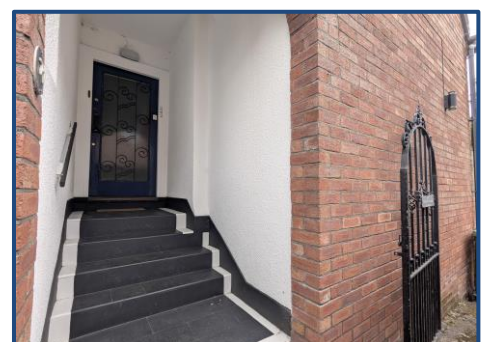


## To Let - York Road, Birkdale - Three Bedroom Duplex Apartment **£1,200.00PCM**



### KEY FEATURES:

- Birkdale Village Location • Three Bedrooms • Duplex Apartment • Private Entrance • Ensuite Facilities • Private Garden • Off Road Parking For One Vehicle • Excellent Transportation Links •

#### Sales

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#### Rentals

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#### Property Management

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## Property Description

Anthony James are delighted to bring to the rental market this spacious three-bedroom apartment with a private garden, ideally located on the edge of Birkdale Village. Enjoy the charm of the village's independent shops, cafes, and restaurants, along with excellent transport connections by road and rail to Southport Centre, Liverpool, Preston, and surrounding areas. The property benefits from gas central heating and a mix of single and double glazing.

Secure side access via iron gates leads to a covered storm porch and entrance hallway. To the front is a welcoming lounge, along with a family bathroom and three double bedrooms, one of which features an en-suite shower room. Stairs lead down to a stylish open-plan lounge, dining, and kitchen area, where bi-fold doors open directly onto the garden. This lower level also includes a small utility room and a dedicated office.

Outside, the rear garden features a beautifully paved patio and a large lawn, separated by a charming low-level picket fence.

Additional features include off-road parking for one vehicle (conditions apply).

EPC Rating: E

Council Tax Band: C

Available: Late August



## Rooms

**Hallway**  
A welcoming hallway runs most of the length of the ground floor with laminate flooring. A handy sliding wardrobe provides extra storage nearest to the rear bedroom.

### Lounge

A light and bright front facing lounge overlooking the communal driveway. The space is fitted with laminate flooring whilst boasting feature fireplace with multi use burner. Additional benefits include stunning architrave around the windows and coving.

### Family Bathroom

A beautiful contemporary bathroom featuring three piece suite comprising of flush button WC, shaker style vanity unit with sink, full sized bath with glazed screen, thermostatic shower and rainfall style shower head. The space is decorated tastefully with metro tiles and grey/white mosaic tile effect vinyl.

### Bedroom One (Master)

A rear facing master bedroom boasting vaulted ceiling with skylights and views over the rear gardens. The space is decorated in dark tones with light carpeting. The large window bay brings an abundance of light into the space. Additional benefits include integrated sliding wardrobes, separate space ideal for a beauty station and access to a ensuite shower room.

### Ensuite

A handy quaint internal shower room ensuite comprising of corner shower cubicle with thermostatic shower & additional wall mounted jets, flush button WC & vanity unit with sink. A handy wall mounted mirror is present. The space is decorated with bold coloured panelling to lower areas and wood effect vinyl flooring.



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### Bedroom Two

A side facing double bedroom boasting bold painted feature wall and neutral carpets.

### Bedroom Three

A side facing bedroom boasting ample natural light via large window bay. The space is decorated neutrally with fitted carpets. Additional benefits include fitted sliding wardrobes.

### (Basement) Living/Kitchen

Oak effect stairs lead down into a beautifully modern lounge/kitchen space. Decorative opened decorative fireplace provides the centre piece. Neutral decoration and wood effect vinyl flooring leads across the space with a stunning modern high gloss kitchen fitted with base units and full height cupboards. Appliances include integrated double oven and five ring gas burner hob with overhead extractor fan. A freestanding fridge is located in an alcove. Bi folding doors lead onto a fabulous paved patio.

### Utility Room

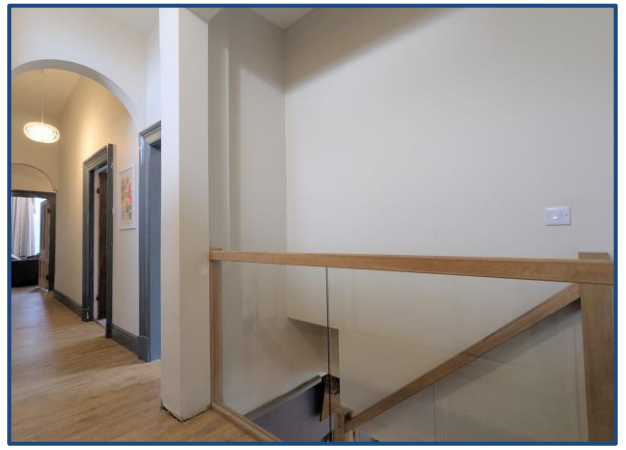
A handy utility room boasting space for a freestanding washing machine (Not included) and counters for extra storage. UPVC door provides access to the rear garden.

### Office Space

A handy office space accessed via glass panelled door. The space is decorated in dark bold colours with brick ceiling.

### Rear Garden

A charming paved patio opens onto a large lawn, framed by a classic picket fence.



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## Additional Information

EPC: E

Council Tax Band: C

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 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.**

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