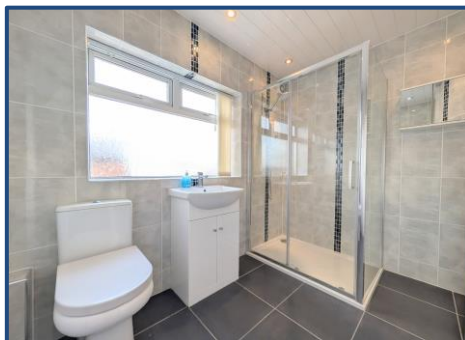


To Let - Liverpool Road, Birkdale, PR8 - Four Bedroom Semi **£1,450.00PCM**



KEY FEATURES:

- Four Bedrooms • Three Reception Rooms • Modern Kitchen • Two Shower Rooms • Lawned Rear Garden • Driveway Parking for Two Cars • Excellent Birkdale Location • Available Immediately •

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**The Property
Ombudsman**

Property Description

Anthony James are delighted to present to the rental market this spacious and modern four-bedroom Victorian semi-detached home, ideally located in Birkdale. The property offers three reception rooms and two shower rooms, along with a sleek, contemporary kitchen and driveway parking for two family cars.

Situated just 1.1 miles from Birkdale Village, residents can enjoy easy access to a wealth of amenities including cafés, independent shops, restaurants, and convenient rail links. Farnborough Primary School is only a short walk away, making this an excellent choice for families. Viewings are highly recommended to appreciate this beautiful home, newly available to the rental market.

The accommodation comprises a storm porch leading into an entrance hall, a spacious lounge with an alcove dining area, a morning room, a modern fitted kitchen, and a ground-floor shower room. Upstairs, the typical Victorian split-level landing provides access to four well-proportioned bedrooms and a modern family shower room.

Externally, the property features a lawned rear garden with flagged patio areas, while the front offers a flagged driveway providing off-road parking for two cars. Additional benefits include gas central heating throughout and UPVC double glazing.

The property is available immediately, subject to referencing checks.

EPC Rating: TBC Council Tax Band: TBC



Rooms

Entrance Hall

A welcoming bright and airy hallway boasting original Victorian features such as coving and picture rail. The space is decorated in white with laminate flooring. An ideal understairs cupboard is also present for storage

Lounge Area

A bright and airy front facing lounge decorated in white with original characterful touches such as coving and picture rails. Laminate flooring is fitted throughout. A feature gas fireplace is present.

Dining Area

Via opening from the lounge is a spacious dining area decorated in white with fitted laminate flooring. French doors lead onto the rear patio.

Morning Room

A handy third reception space ideally suitable as a morning room. The room is decorated in white with laminate fitted flooring. The boiler cupboard is located to the corner of this room.

Kitchen

A beautifully presented high gloss white kitchen with solid quartz effect counter tops and porcelain double sink. An integrated gas burner hob is present with eye level electric oven. Space is provided for an American style fridge freezer and washing machine. The room is decorated neutrally with white walls and metro tiles to counter areas. Vinyl flooring is fitted to the floor.

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Ground Floor Shower Room

A handy ground floor shower room located just off the kitchen. The suite comprises of WC, wall mounted hand wash basin & shower cubicle with electric shower. The space is decorated neutrally with tiles to wet areas and floors.

Landing

A beautiful typical split level landing decorated neutrally with white painted walls and grey carpets.

Bedroom One (Front)

A spacious bay fronted bedroom overlooking Liverpool Road. The space is decorated neutrally with fitted grey carpets and ample wardrobe storage.

Bedroom Two

An ideal second bedroom decorated neutrally with white painted walls and grey carpets with views to the rear of the property

First Floor Shower Room

A modern shower suite located to the first floor decorated with tiles to walls and floors. The suite comprises of spacious shower cubicle with electric shower, vanity sink & WC. There is a wall hung centrally heated towel rail and medicine cabinet.

Bedroom Three

A side facing third bedroom decorated neutrally with fitted carpets.

Bedroom Four

A rear facing fourth bedroom decorated in white with fitted carpets.



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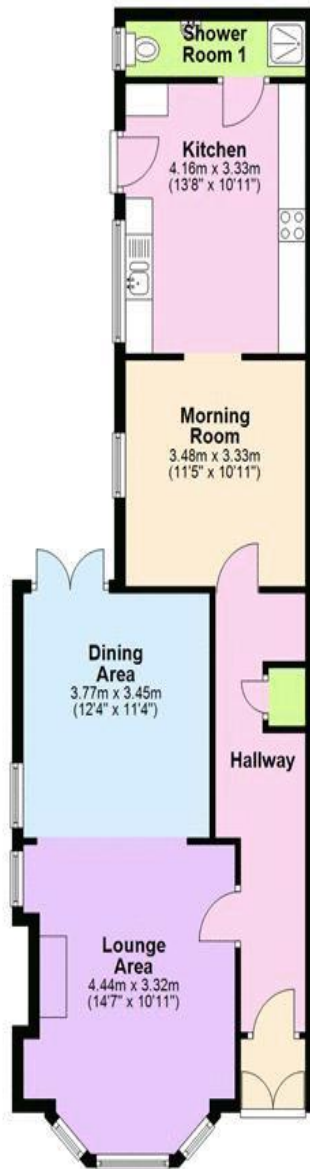
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Ground Floor



First Floor

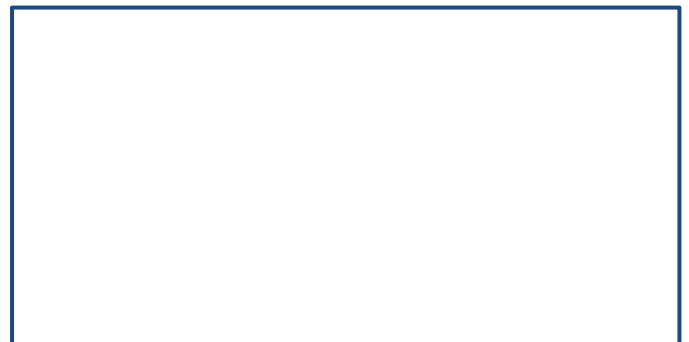


Additional Information

EPC:

Council Tax Band:

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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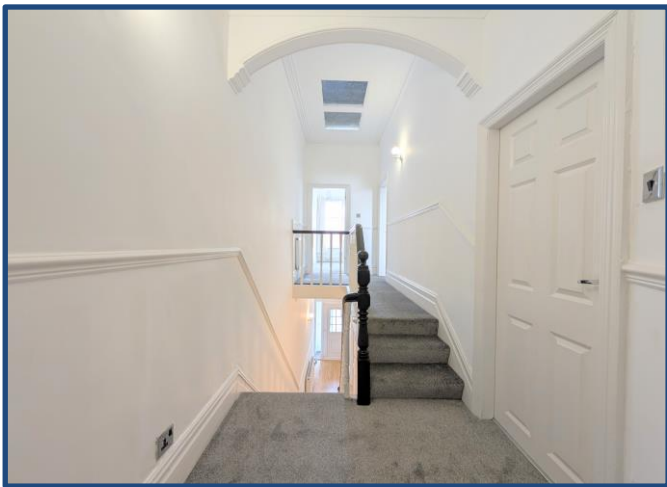
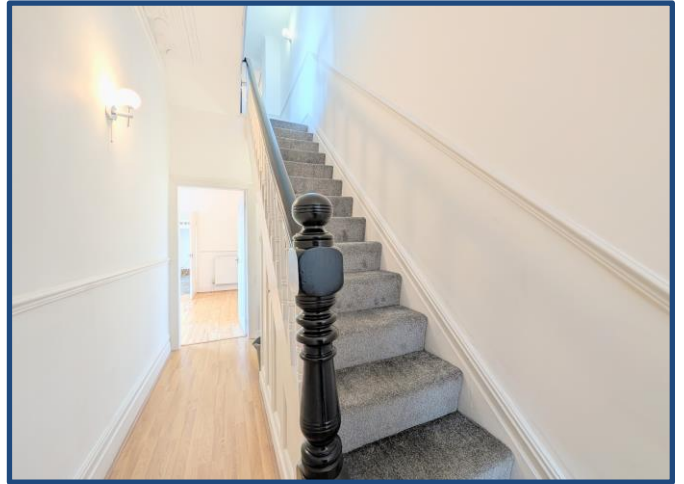
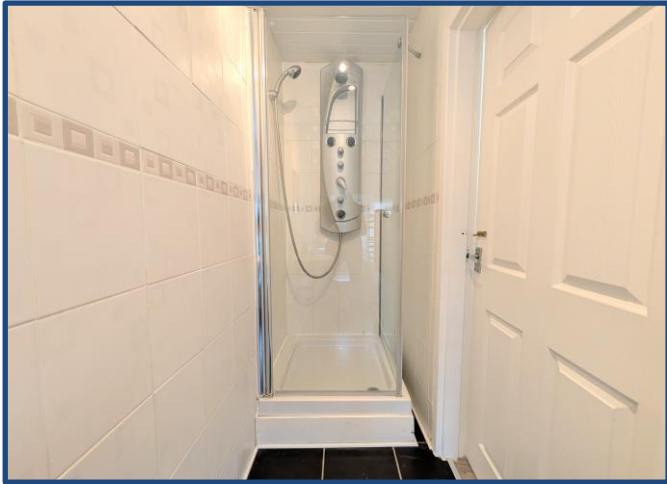
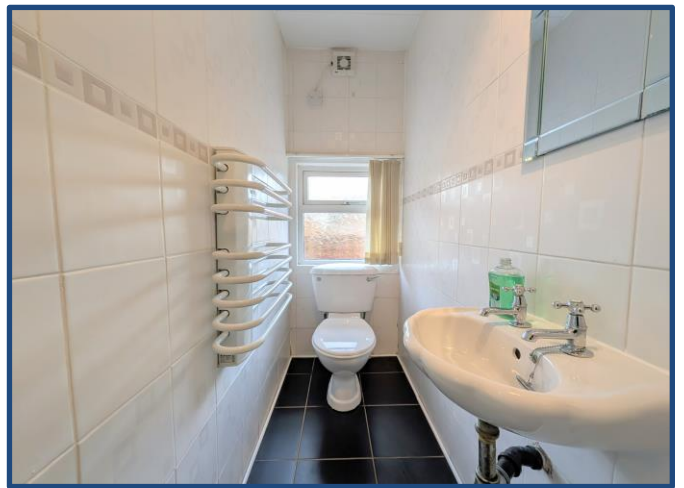
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