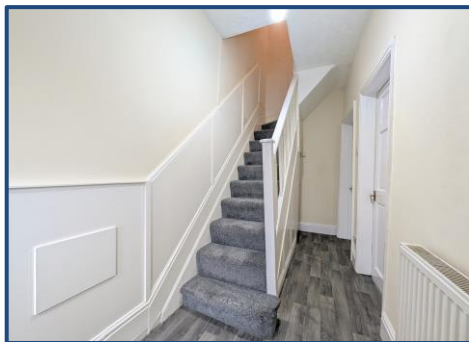


To Let - Stamford Road, Birkdale - Three Bedroom Semi **£975.00PCM**



KEY FEATURES:

- Semi- Detached Home • Three Bedrooms • Two Reception Rooms • Ground Floor Bathroom • Separate WC • Birkdale Location • Rear Sunny Aspect Garden • Council Tax Band: B •

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

Anthony James present to the rental market a three bedroom semi detached property ideally located within the popular residential area of Birkdale with its various primary & secondary schools whilst also being within walking distance of the popular Birkdale Village with its independent shops, cafes and restaurants along with excellent transportation links via Road & Rail to the surrounding areas. A sunny aspect rear garden is present with ample parking to the side of the property for multiple vehicles.

The property briefly comprises of; Entrance hallway with understairs cupboard, front facing lounge with bay window, rear dining room, fitted kitchen, separate WC & downstairs bathroom. Upstairs contains two single bedrooms and front facing double bedroom. Additional benefits include gas central heating and UPVC double glazing throughout.

This property is managed via the Agent. Available immediately.

EPC Rating : D

Council Tax Band : B



Rooms

Entrance Hallway

Vinyl flooring, neutral decoration, understairs cupboard containing meters & radiator

Lounge

UPVC bay window, vinyl flooring, neutral decoration & radiator

Rear Dining Room

Vinyl flooring, neutral decoration, radiator & UPVC window overlooking the garden

Kitchen

Vinyl flooring, neutral decoration, wall tiles to counter tops, matching fitted base & wall mounted units, laminate counter top, stainless steel sink, electric fan oven, extractor fan & space for fridge & washing machine. UPVC door opens to the rear garden

WC

Vinyl flooring, neutral decoration, radiator, UPVC obscure window & white WC

Bathroom

Vinyl flooring, neutral decoration, radiator, UPVC obscure window, white bath & white pedestal hand wash basin

Landing

Stairs rising to first floor, carpeted flooring and neutral decoration

Bedroom One (Double Bedroom)

Vinyl flooring, neutral decoration, radiator & UPVC window

Bedroom Two (Single Bedroom)

Vinyl flooring, neutral decoration, radiator & UPVC window

Bedroom Three (Single Bedroom)

Vinyl flooring, neutral decoration, radiator & UPVC window



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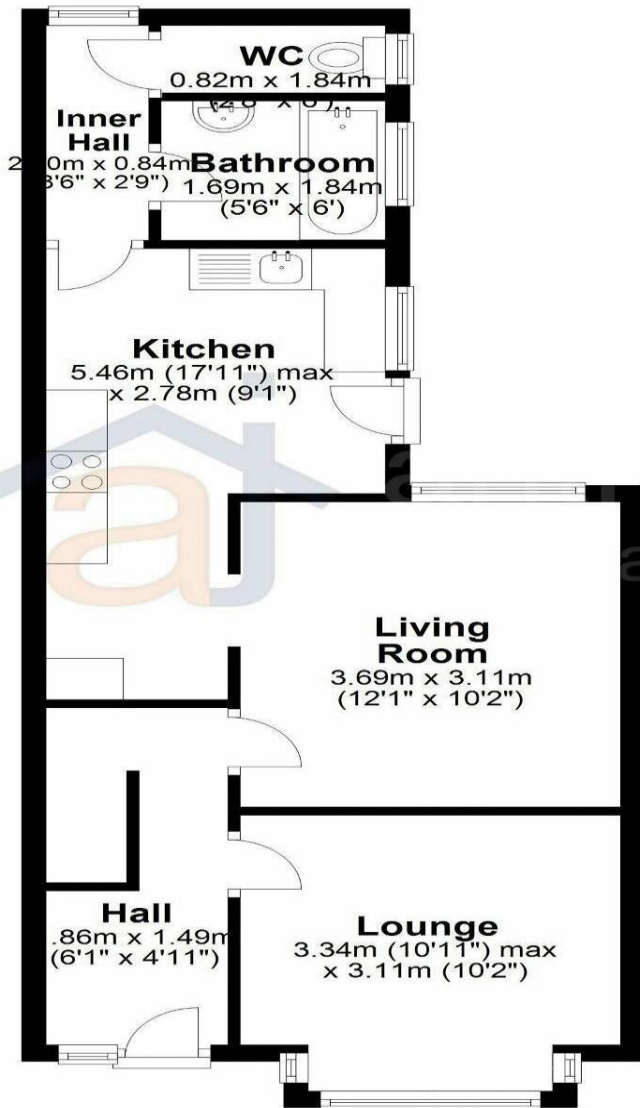
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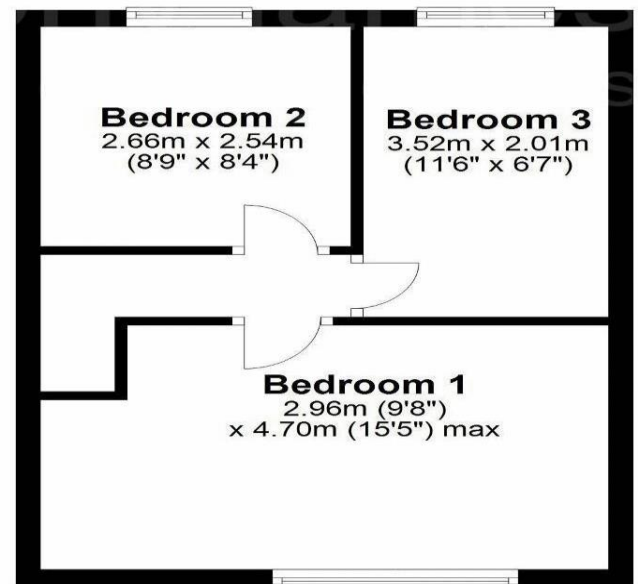


**The Property
Ombudsman**

Ground Floor



First Floor



This floorplan is for illustrative purposes only and measurements are approximated.
Plan produced using PlanUp.

Additional Information

EPC: D

Council Tax Band: B

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	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 and navigate to Services > Lettings > Tenant Fees.**

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