

To Let - Brade Street, Southport - Available Now **£950.00PCM**



KEY FEATURES:

- Semi-detached House • Three Bedrooms • Downstairs Three Piece Bathroom • Two Reception Rooms • Modern Kitchen • Spacious Rear Garden • Close to Local Amenities • Available Now •

Sales

T: 01704 550048

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Property Management

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**The Property
Ombudsman**

Property Description

Anthony James are thrilled to introduce this delightful three-bedroom semi-detached home, beautifully positioned on Brade Street in the ever-popular area of Crossen's. Blending modern comfort with cottage-style charm, this lovely property boasts a surprisingly spacious rear garden complete with multiple patio areas perfect for relaxing or entertaining. Enjoy the convenience of being just a short stroll from local amenities, as well as excellent transport links via Preston New Road.

The home also benefits from gas central heating and UPVC double glazing throughout, ensuring year-round comfort.

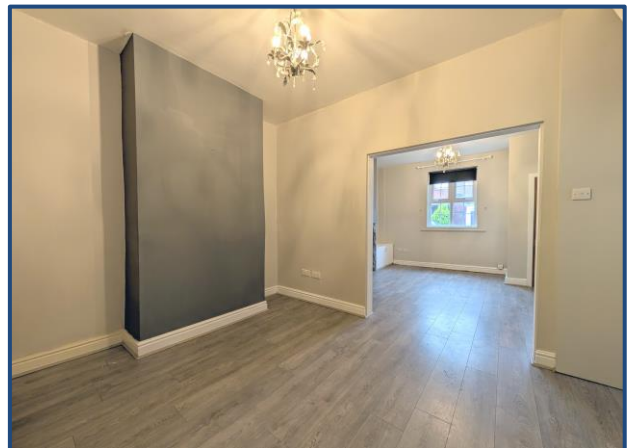
Inside, the accommodation comprises a bright and welcoming front lounge with an attractive decorative fireplace, an open-aspect dining room, a contemporary rear kitchen with breakfast bar and a practical utility room with a ground-floor bathroom. Upstairs, you'll find a master bedroom overlooking the rear garden, along with two additional single bedrooms.

Early viewing is highly recommended to fully appreciate the charm, space, and comfort this lovely home provides.

Available immediately, subject to referencing

EPC Rating: D

Council Tax Band: A



Rooms

Entrance Porch

The property opens into a bright entrance porch featuring modern laminate flooring and freshly painted white walls, creating a clean and welcoming first impression. A door leads seamlessly through to the spacious living room.

Living Room

Leading on from the entrance porch, the living room offers a bright and comfortable space with a window overlooking the front of the property, complete with fitted blinds and a curtain rail. A feature fireplace set against a stylish blue accent wall adds character and warmth to the room. The space is finished with a pendant light fitting and a gas central heating radiator, ensuring comfort throughout the year.

Reception Room

The reception room features attractive laminate flooring and white painted walls, creating a bright and versatile space. Carpeted stairs lead to the first floor, while a pendant light is positioned to the centre of the room. The space benefits from both a rectangular window and a distinctive hexagonal window, allowing plenty of natural light to flow through. A feature blue-painted chimney breast provides a stylish focal point.

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Kitchen

The kitchen is fitted with laminate flooring and white painted walls, offering a clean and practical space. It features a range of white wall and base units providing ample storage, along with a gas hob and oven. A single bowl sink with drainer is positioned beneath a window fitted with blinds, allowing natural light to brighten the room. Modern pendant lights hang from the ceiling, and patio doors open directly onto the rear garden, creating an ideal space for both cooking and entertaining.

Bathroom

The bathroom comprises a three-piece suite including a bath, wash basin, and WC. The walls are fully tiled, providing a clean and low-maintenance finish. A frosted window with a fitted blind allows for natural light while maintaining privacy, and a gas central heating radiator ensures warmth and comfort.

Utility Room

The utility room features fitted vinyl flooring and white painted walls, offering a practical and functional space. A countertop runs along two of the walls, providing a convenient area for laundry or additional storage.

Master Bedroom

The master bedroom features fitted carpet and white painted walls, creating a comfortable and neutral space. A window fitted with blinds and a curtain pole allows for adjustable light and privacy. The room also benefits from a gas central heating radiator, ensuring a cosy atmosphere throughout the year.

Bedroom 2

The second bedroom features fitted carpet and white painted walls, offering a bright and comfortable space. A window provides natural light, while a gas central heating radiator ensures warmth and comfort.

Bedroom 3

The third bedroom features white painted walls and fitted carpet, providing a cosy and versatile space. A window allows natural light to brighten the room, and a gas central heating radiator offers year-round comfort.

Externally

Externally, to the rear of the property, the garden features a pebble section leading onto a lawned area, complemented by both paved and decked sections—ideal for outdoor seating or entertaining. To the front, there is convenient on-street parking.



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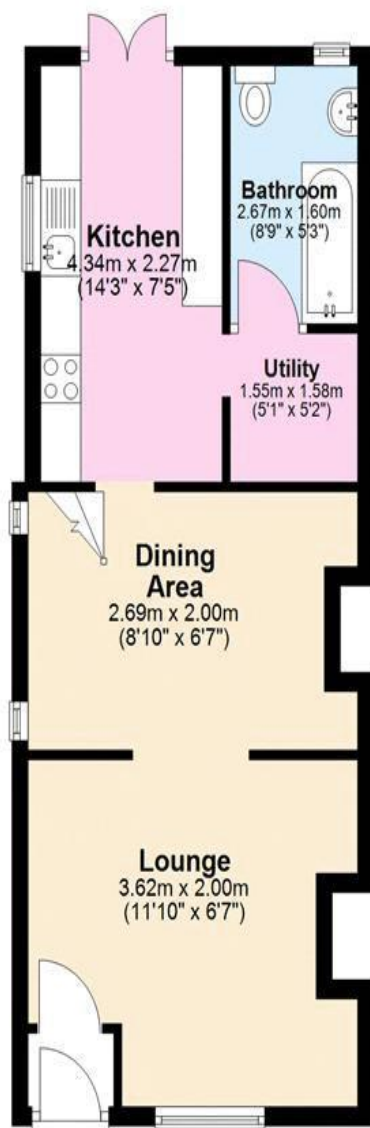
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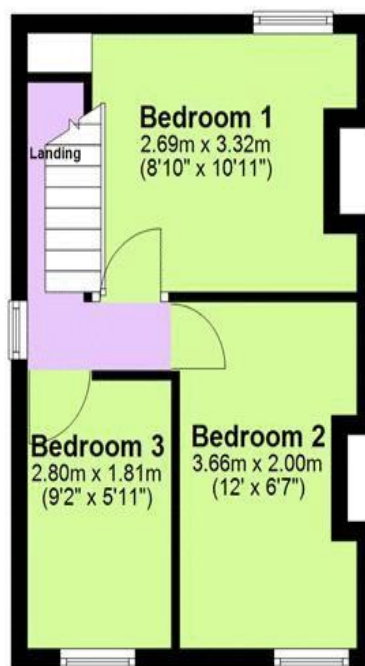


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Ground Floor



First Floor



Additional Information

EPC: D

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 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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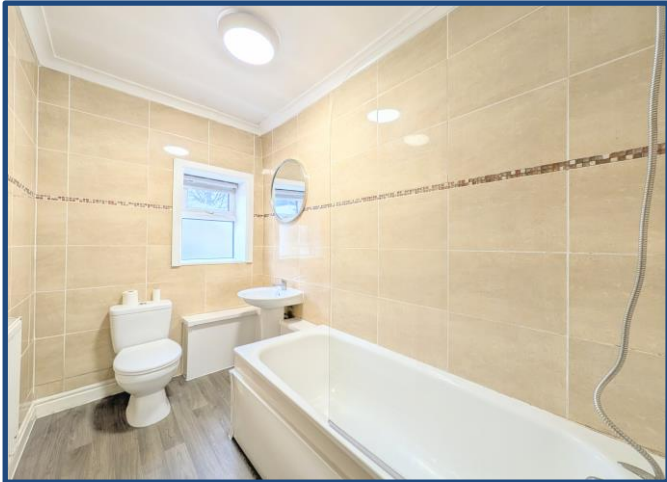
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