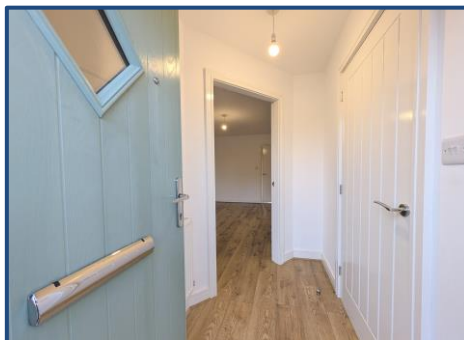


To Let - The Gravel, Mere Brow - Three Bedroom Semi Detached **£1,200.00PCM**



KEY FEATURES:

- Modern Three Bedroom New Build • Semi Detached Family Home • Well Presented Neutral Interior • Shaker Style Kitchen (With Integrated Appliances) • Bright & Practical Layout • Off Road Parking For Two Standard Cars • Located In Quaint Mere Brow Village • Rural Location •

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



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Ombudsman**

Property Description

Anthony James are delighted to offer to let this bespoke semi detached home, situated within an exclusive development of just five recently built energy efficient properties. Tucked away at the end of the private cul-de-sac, the property offers flexible and well designed accommodation to suit families. Settled in the quaint village of Mere Brow, this property offers a rural setting whilst providing excellent transportation links such as bus links via Southport New Road. Viewings are highly recommended to appreciate this lovely home. The welcoming entrance hall leads into the main living space, which flows seamlessly through to a bright open-plan shaker style kitchen (with integrated appliances) and dining area at the rear. Large patio doors open directly onto the garden, creating an ideal space for both everyday living and entertaining. The kitchen is fully fitted and includes integrated appliances such as a dishwasher, washer dryer, fridge freezer and induction hob, complemented by country oak style counters, shaker style cupboards and low-energy lighting throughout. A ground-floor WC and useful additional storage complete the ground floor accommodation.

To the first floor you will find a central landing providing access to a master bedroom with a stunning shower room ensuite, two further bedrooms & a modern family bathroom with shower over bath facilities. Externally, the property benefits from off-road parking and landscaped borders to the front whilst the enclosed rear garden offers a patio space and low maintenance lawn. The home is highly energy efficient, boasting a B energy rating, full double glazing, high levels of insulation and gas-fired central heating, making it an economical, warm and welcoming property.

Available - Immediately (subject to checks)

Minimum Tenancy - Six Months

Council Tax Band : C

EPC Rating : B



Rooms

Entrance Hall

Ground Floor WC

Conveniently located by the front door is a WC containing high gloss cabinetry and sink with flush button WC. The space is decorated neutrally with resin style marble effect vinyl flooring.

Lounge

A spacious lounge area decorated neutrally with laminate fitted wood effect flooring & understairs cupboard for extra storage.

Kitchen/Diner

A bright and spacious kitchen/diner boasting a fitted shaker style kitchen with laminate oak effect counters, stainless steel double sink & stylish metro tile splashbacks. Cooking facilities include four ring induction burner hob & low level electric oven. Appliances include integrated fridge 70/30 split fridge freezer, dishwasher & washing machine.



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First Floor Landing

Family Bathroom

A beautiful family bathroom with three piece suite comprising of flush button WC, floating vanity unit sink & full sized bath with thermostatic shower over bath facilities. The space is tiled to wet areas and floors with large wall mounted mirror over the sink.

Master Bedroom

A front facing master bedroom with fitted carpets and access to the ensuite.

Ensuite

A well presented and private ensuite shower room comprising of flush button WC, floating vanity sink & large low level shower cubicle with thermostatic shower. The space is decorated neutrally with tiles to all walls and floors.

Bedroom 2

A rear facing double bedroom decorated with fitted carpets.

Bedroom 3

A further rear facing bedroom decorated with fitted carpets.

Rear Garden

A sunny aspect rear garden boasting flagged patio area and low maintenance lawns. Access is provided to the side of the property to the driveway via wooden gate.

Driveway

A low maintenance tarmac driveway suitable for two standard sized cars and boarders to the edges.



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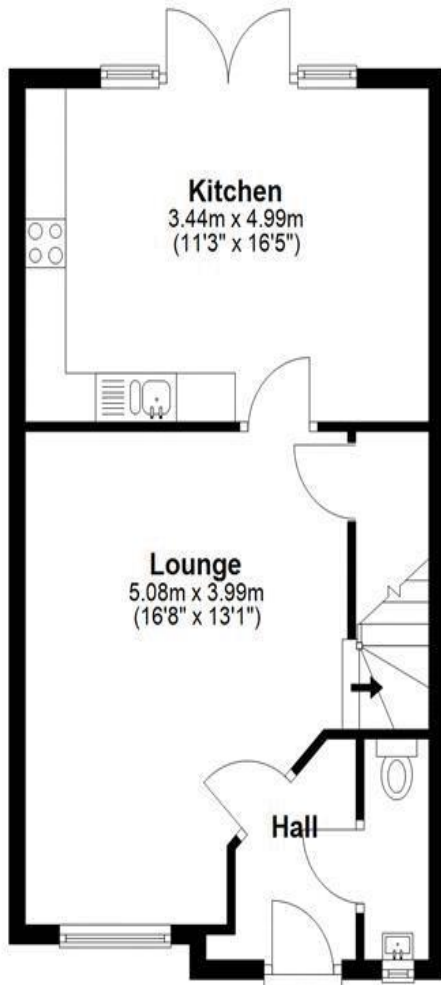
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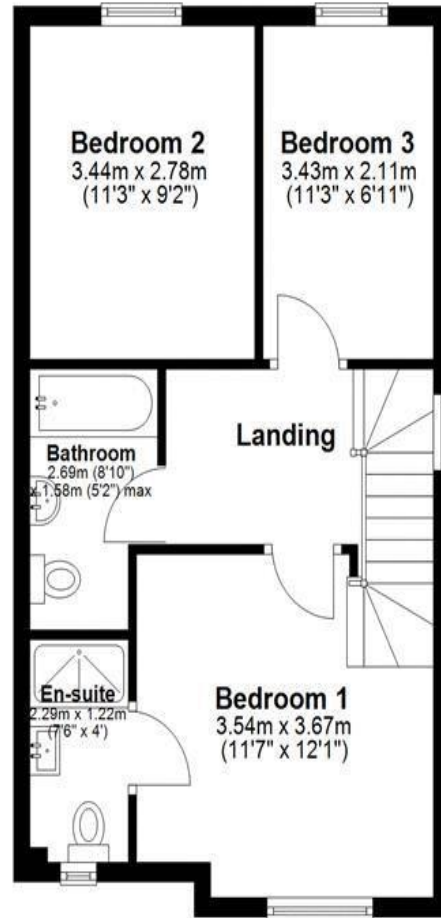


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Ground Floor



First Floor



"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser."
Plan produced using PlanUp.

Additional Information

EPC: B

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	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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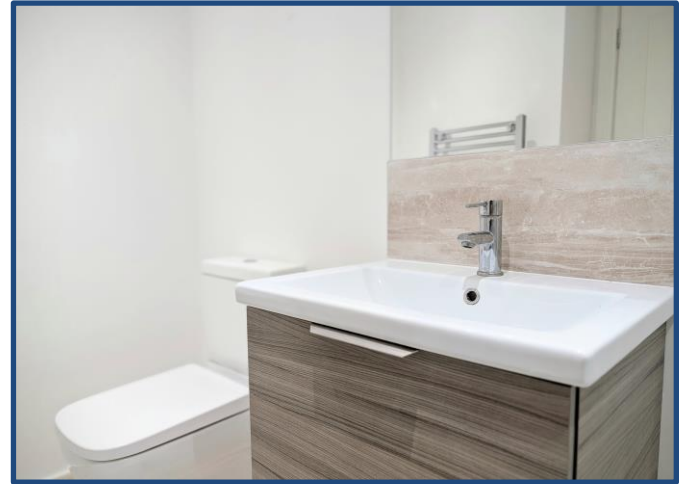
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