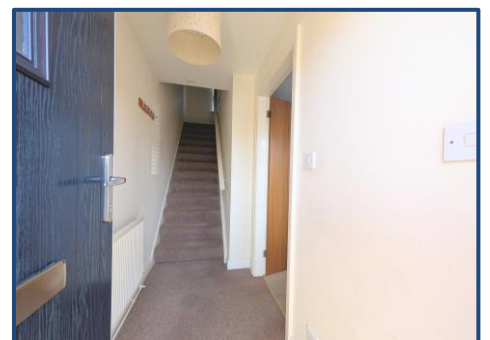


## To Let - High Park Road, Southport - Available Immediately **£800.00PCM**



### KEY FEATURES:

- Semi Detached • Two Bedroom House • Downstairs Bathroom • Available Immediately • High Park Location • Close to Local Amenities
- Two Reception Rooms • Spacious Rear Garden •

#### 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

This well-presented two-bedroom home offers comfortable and practical accommodation, ideal for a range of tenants seeking a conveniently located rental property. Finished throughout in neutral tones, the property provides a blank canvas that is easy to personalise, with a well-proportioned layout including two reception areas, a fitted kitchen with garden access, and a ground-floor bathroom. Situated in a popular residential area, the property benefits from close proximity to a variety of local amenities including shops, supermarkets, schools, and leisure facilities. Excellent transport links are available nearby, offering easy access to surrounding areas and town centres, making this an ideal location for commuters and families alike. Green spaces and recreational areas are also within easy reach, providing opportunities for outdoor activities and relaxation. Early viewing is recommended to fully appreciate the accommodation and location on offer.

## Rooms

### Hallway

Entrance to the property is gained via a secure uPVC front door, opening into a welcoming hallway fitted with comfortable carpets. The space is neutrally decorated, creating a bright and versatile first impression suitable for a variety of interior styles. A gas central heating radiator provides warmth and comfort, while a pendant ceiling light offers soft, ambient illumination. From the hallway, a staircase leads to the upper floor, providing access to the remaining accommodation.

### Living Room

The living room is generously proportioned and fitted with carpet flooring throughout. Tastefully decorated in neutral tones, the room offers a versatile space suitable for a range of furnishings. A front-facing window allows ample natural light to flow in, enhancing the bright and airy feel of the room.

### Dining Room

The dining room features fitted carpeting and neutral décor, offering a pleasant and adaptable space for dining and entertaining. A pendant ceiling light provides focused lighting, and the room flows seamlessly into the kitchen through an open access point, enhancing both practicality and a sense of openness within the home.

### Kitchen

The kitchen is well laid out and functional, featuring durable vinyl flooring and neutral wall finishes complemented by white tiled splashbacks to part of the walls. It is fitted with a range of wall and base units, providing ample storage, along with an electric hob and oven. A single bowl sink with drainer is positioned beneath one of the windows. Two rear-facing windows allow generous natural light, while a door provides direct access to the rear garden, enhancing practicality and convenience.

### Bathroom

Located on the ground floor, the bathroom comprises a three-piece suite including a bath with overhead shower, WC, and wash basin. The room features vinyl flooring, neutral décor, and a frosted window which provides natural light while maintaining privacy.

### Bedroom



### 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

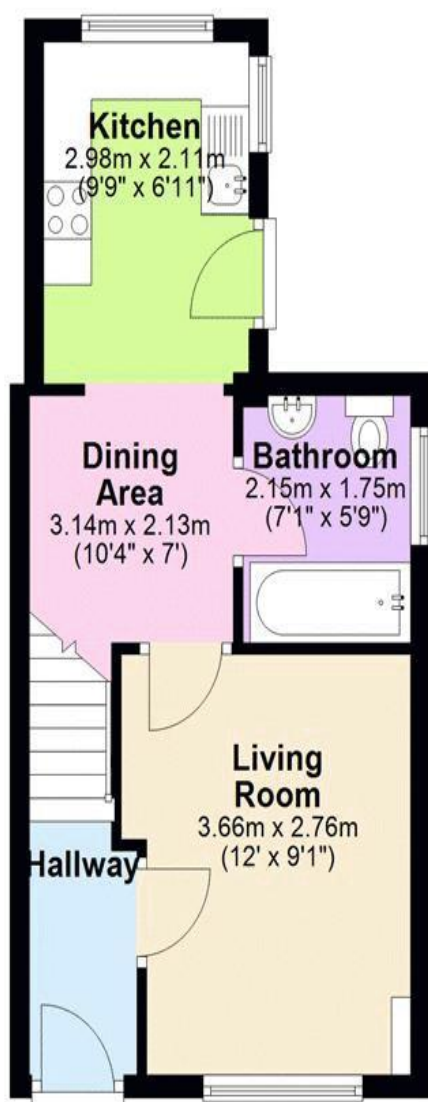
The bedroom is tastefully presented with fitted carpeting and neutral decorative finishes. A front-facing window provides natural light, creating a bright and comfortable sleeping space.

**Bedroom 2**

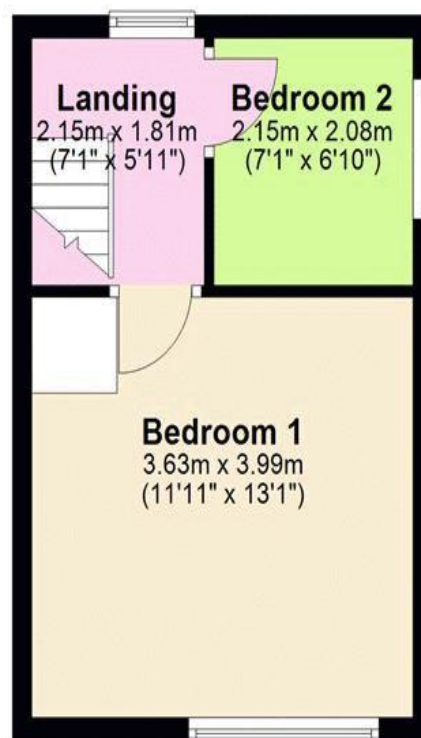
The second bedroom also benefits from fitted carpeting and neutral décor. A side-facing window fitted with blinds allows in natural light, and the room houses the property’s boiler. Finished with a pendant ceiling light, this room is well suited as a bedroom, guest room, or home office.



## Ground Floor



## First Floor



### Additional Information

EPC: TBC

Council Tax Band: A

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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**

#### Sales

T: 01704 550048

E: [sales@ajestateagents.co.uk](mailto:sales@ajestateagents.co.uk)



#### Rentals

T: 01704 543434

E: [rentals@ajestateagents.co.uk](mailto:rentals@ajestateagents.co.uk)



#### Property Management

T: 01704 545800

E: [pm@ajestateagents.co.uk](mailto:pm@ajestateagents.co.uk)



**The Property  
Ombudsman**





## 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**