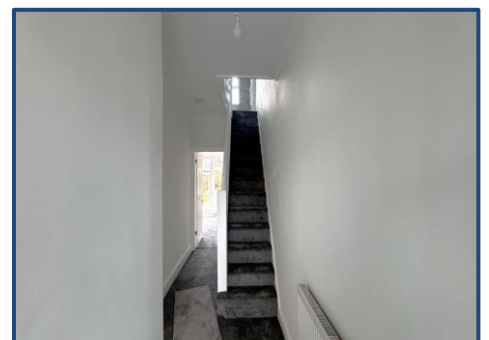
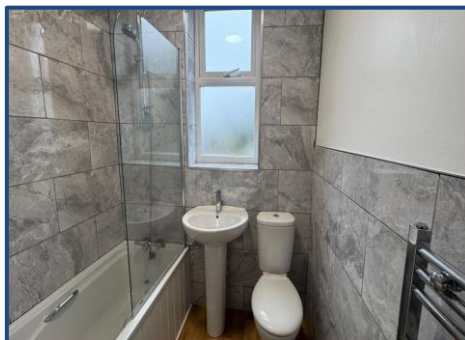
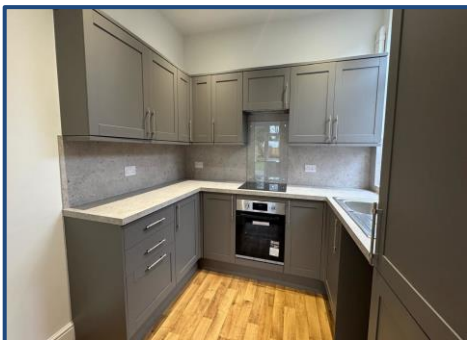


To Let - Lyndhurst Road, Birkdale - Three Bedroom House **£1,200.00PCM**



KEY FEATURES:

- Charming Semi Detached • Three Bedrooms • Newly Renovated Throughout • Two Reception Rooms • Off Street Parking • Birkdale Location • Great Transportation Links • Gas Central Heating with UPVC Double Glazing •

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

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Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman

Property Description

Anthony James are delighted to offer to the rental market this charming yet contemporary three-bedroom semi-detached home, newly refurbished throughout. The property occupies an excellent position on Lyndhurst Road, just a short stroll from the vibrant Birkdale Village, which offers a wide selection of cafes, restaurants, bars and shops.

It also benefits from superb transport links by both rail and road to Southport Town Centre, Liverpool and Preston. Early viewings are highly recommended to fully appreciate this attractive family home. The accommodation briefly comprises an entrance hall, a front lounge with bay window, a rear dining room with bay window, and a modern shaker-style kitchen. To the first floor are a landing, a modern family bathroom, two double bedrooms and a useful single bedroom.

Externally, the property offers a large lawned rear garden with outhouses, while to the front there is off-street parking for multiple vehicles. Additional benefits include gas central heating and UPVC double glazing.

Available immediately, subject to satisfactory checks.

Please note: the landlord manages this tenancy directly.

EPC Rating: TBC

Council Tax Band: C



Rooms

Entrance Hallway

Front Lounge

A bright and airy front lounge boasting bay window and fitted carpets.

Rear Dining Room

A large and bright rear facing dining room boasting window bay with access to the rear garden and fitted carpets.

Kitchen

A newly fitted shaker style kitchen boasting base and eye level units in a matt grey finish with laminate stone effect counters and stainless steel sink. Cooking facilities include low level electric oven & four ring ceramic glass hob. A space is provided for a washing machine and fridge freezer. The room is decorated neutrally with wood effect vinyl floor and stone effect splashbacks.

Landing

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The Property
Ombudsman

Bedroom One

A very spacious front facing bay fronted bedroom with fitted carpets.

Bedroom Two

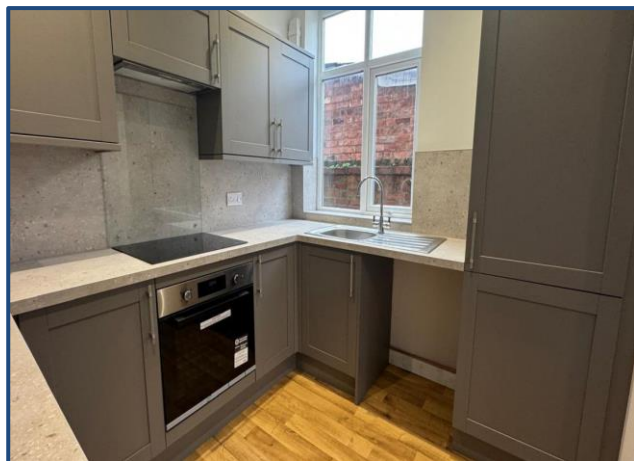
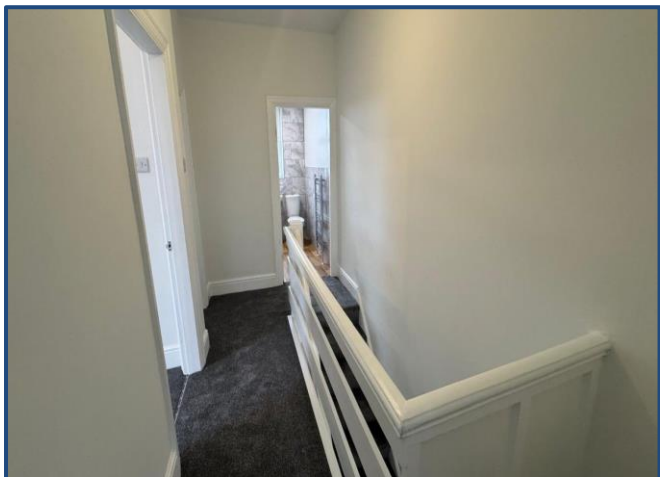
A double bedroom with views over the garden. Decorated neutrally with fitted carpets.

Bedroom Three

A handy single bedroom with fitted carpets

Bathroom

A modern and sleek family bathroom boasting three piece suite comprising flush button WC, pedestal hand wash basin and full sized bath with tap fed shower with glazed screen. Additional benefits include centrally heated towel rail.



EPC: TBC

Council Tax Band: C

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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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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