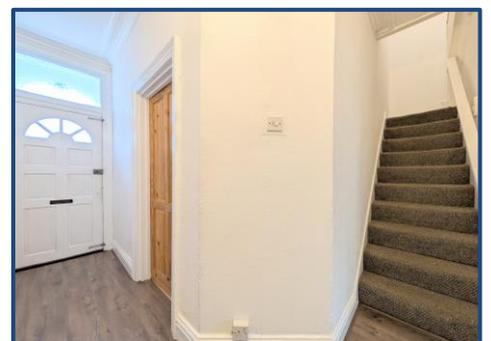
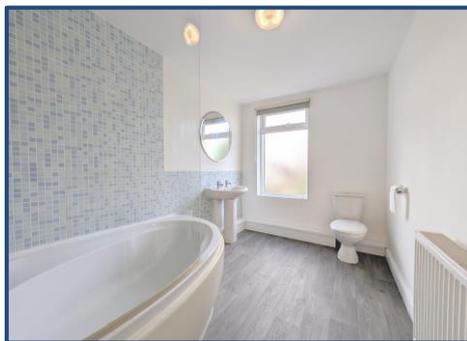


## To Let - Boundary Street, Birkdale - £900.00PCM



### KEY FEATURES:

- Two Bedroom House • Birkdale Location • Rear Garden • Family Bathroom • Open Plan Kitchen/Diner • Available Immediately • Council Tax Band: A • EPC Rating: D •

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**The Property Ombudsman**

## Property Description

Anthony James are pleased to offer to the rental market this well-presented two-bedroom terraced home, ideally located within walking distance of Birkdale Village and its wide range of amenities, including cafés, restaurants, and local shops.

The property also benefits from excellent transport links to Southport Town Centre, Liverpool, Preston, and surrounding areas via both road and rail.

The accommodation briefly comprises an entrance hall, a front-facing bay-fronted lounge, and a spacious kitchen diner with useful understairs pantry/utility space. To the first floor, there are two double bedrooms and a family bathroom.

Externally, the property features a sunny aspect rear garden with a flagged patio and lawned area, while the front offers a low-maintenance stoned garden.

Further benefits include double glazing throughout and gas central heating.

EPC Rating: D

Council Tax Band: A

Available immediately, subject to referencing.

Please note, the property is managed directly by the landlady.



## Rooms

### Entrance Hall

Entrance hall with fitted laminate flooring with wall mounted coat hooks and mirror

### Lounge 11' 3" x 9' 6 (3.42m x 2.9m)

(measurements to longest point). Bay window to front, carpeted flooring and radiator.

### Kitchen/Dining Room 15' 1" x 12' 3 (4.61m x 3.73m)

(measurements to longest point). Double doors opening to rear garden, fitted with a matching range of base and eye level shaker style units with worktop space over. Laminate flooring and storage cupboard housing utility space.

### Bedroom 1 14' 9" x 9' 6 (4.5m x 2.9m)

(measurements to longest point). Two windows to front, radiator and carpeted flooring.

### Bedroom 2 14' 10" x 7' 1 (4.53m x 2.15m)

(measurements to longest point). Window to rear, radiator and carpeted flooring.

### Bathroom

Window to rear, radiator, fitted with matching three piece suite comprising, bath, wash hand basin and w.c.

### Rear Garden

Sunny aspect garden with mature rear shrubs. Patio space outside of french doors with lawned area.



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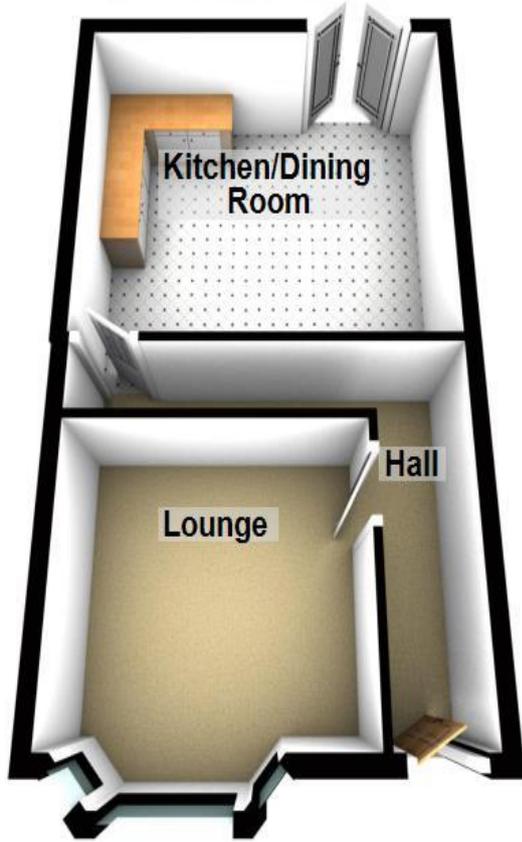
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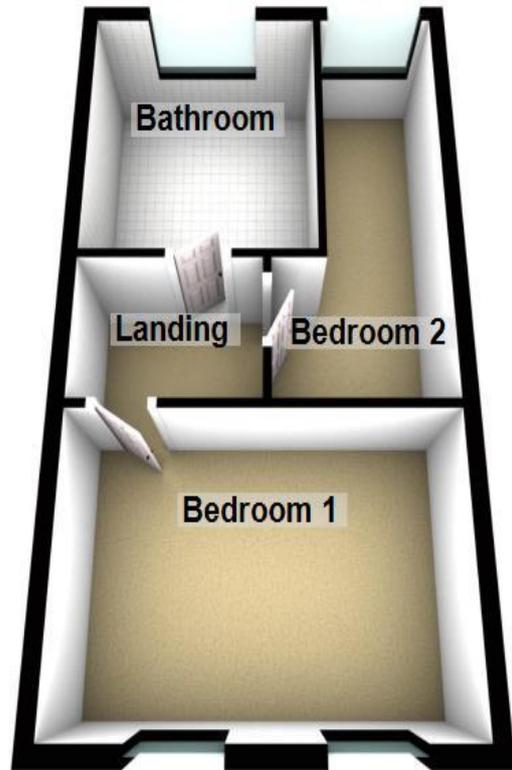
### Ground Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



### First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 68.7 sq. metres (740.0 sq. feet)

127 boundary street

#### Additional Information

EPC: D

Council Tax Band: B

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**

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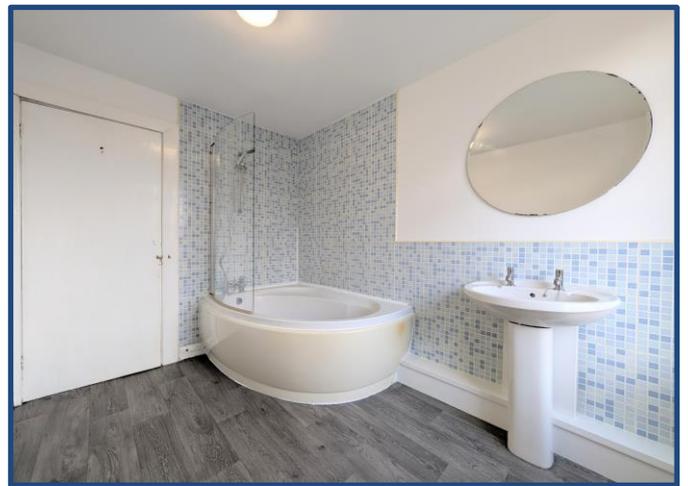
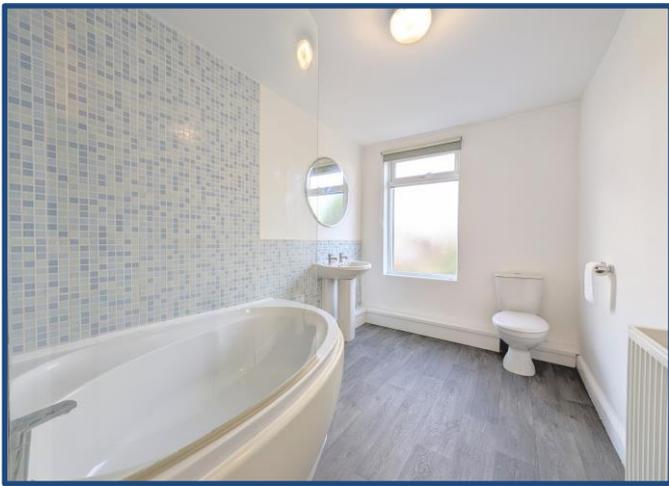
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