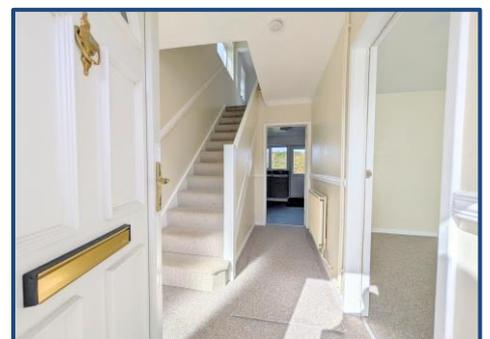
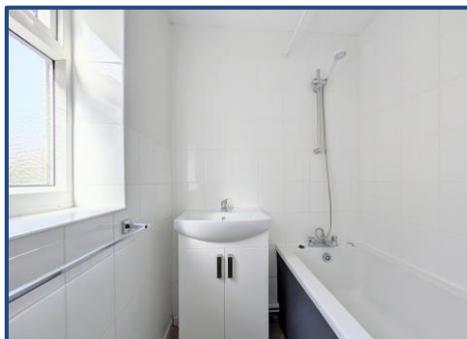


To Let - Rose Crescent, Ainsdale - Three Bedroom Semi **£1.100.00PCM**



KEY FEATURES:

- Well-proportioned three-bedroom semi-detached home
- Within walking distance of village centre amenities
- Excellent transport links to Southport, Liverpool, and Preston
- Spacious layout with two reception rooms
- Large rear garden with patio and lawn
- Off-street parking for one vehicle
- Gas Centrally Heated
- Available immediately

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The Property Ombudsman

Property Description

Anthony James are delighted to offer to the rental market this well-proportioned three-bedroom semi-detached home, ideally located on Rose Crescent in Ainsdale.

The property is within walking distance of Ainsdale's charming village centre, which offers a wide range of amenities including restaurants, cafés, and shops. It also benefits from excellent rail and road connections to Southport Town Centre, Liverpool, and Preston. Early viewing is highly recommended to fully appreciate this attractive, neutrally decorated home.

The accommodation briefly comprises an entrance hall, a front-facing lounge, a galley-style kitchen, and a rear dining room. To the first floor, there is a spacious landing with an airing cupboard, a family bathroom with a separate WC, two double bedrooms, and a third single bedroom.

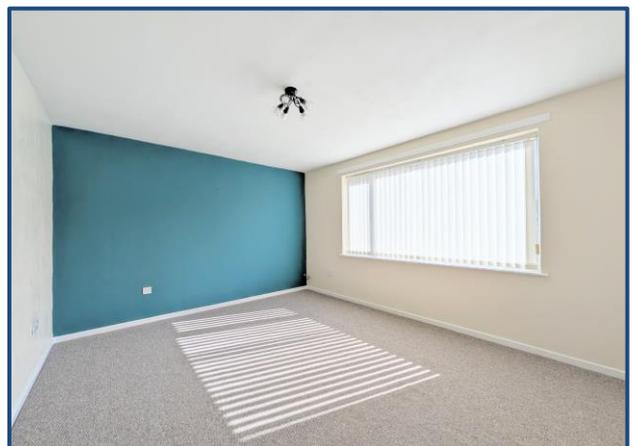
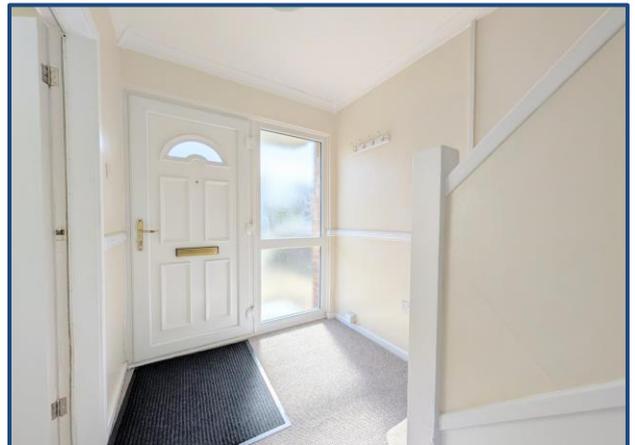
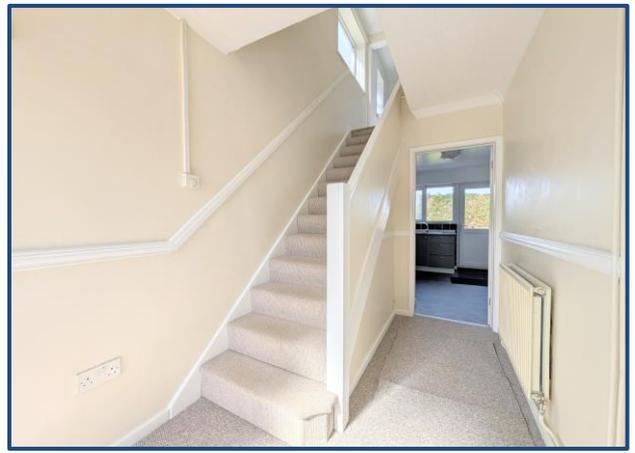
Externally, the property features a generous rear garden with a large lawn and ample patio space, ideal for outdoor entertaining. To the front, there is paved off-street parking for one vehicle.

Additional benefits include gas central heating and UPVC double glazing throughout. Please note, the property is managed directly by the landlord.

EPC Rating: C

Council Tax Band: B

Available immediately



Rooms

Entrance Hall

Front Lounge

Large front facing window with fitted carpets

Kitchen

Galley Style Kitchen with fitted base and eye level units and laminate countertops with stainless steel sink. Freestanding electric oven with four ring electric hob. Space provided for washing machine and fridge. Decorated neutrally with vinyl flooring.

Dining Room

Rear facing large window with fitted laminate flooring.

Landing

Large integrated airing cupboard

Bathroom

Bathroom boasting two piece suite with bath and overhead electric shower with curtain and vanity sink. Extractor fan and window to the side.

WC

Flush lever toilet with fitted vinyl flooring

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Bedroom One

Large front facing bedroom with fitted carpets

Bedroom Two

Large rear facing bedroom with fitted carpets

Bedroom 3

Single bedroom with stairwell bulk head present and fitted carpets

Rear Garden

Large rear garden with side access to the front and understairs storage. Large lawn and ample patio space. Fenced to all sides with large conifer hedging for extra rear privacy

Driveway

Paved front driveway for one vehicle with access via wooden gate to rear garden. Concrete canopy overhead to the front door.



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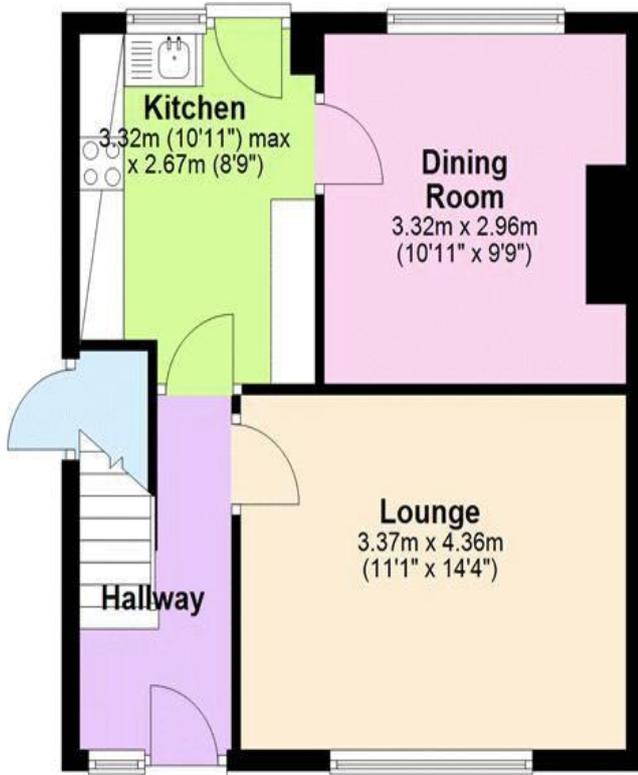
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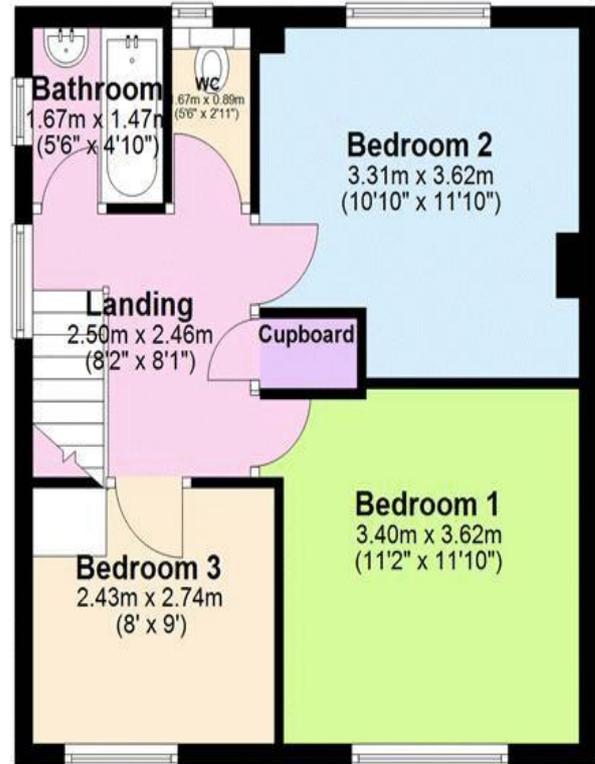


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Ground Floor



First Floor



All measurements are approximate and are intended for general reference only. Floor plans may not be to scale. Viewers are advised to verify all measurements and dimensions independently. Plan produced using PlanUp.

Additional Information

EPC:
Council Tax Band:
Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 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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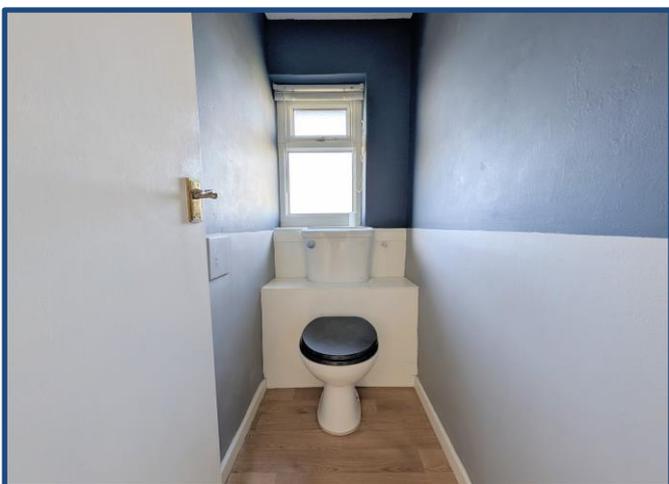
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