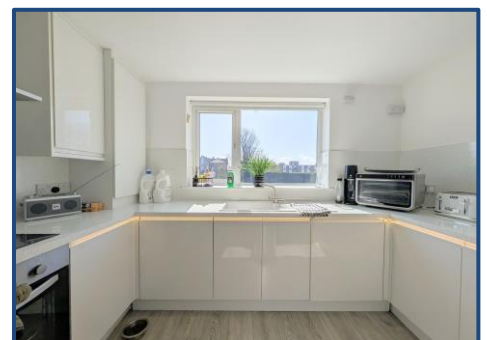
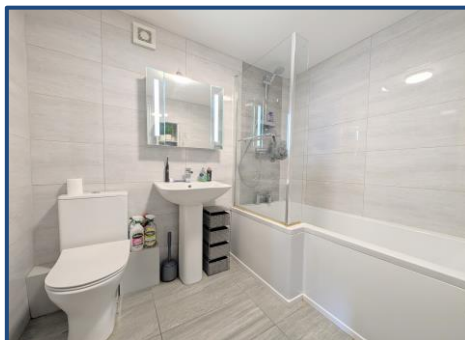


## To Let - Park Crescent, Hesketh Park - Two Bedroom Part Furnished House **£1.100PCM**



### KEY FEATURES:

- Coach House • Two Double Bedrooms • Part Furnishings Included • Overlooking Hesketh Park • Rear Private Yard • Modern Kitchen • Open Plan Lounge/Diner • Excellent Transportation Links •



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## Property Description

Anthony James are delighted to present this two-bedroom coach house to the rental market, ideally situated on the attractive Park Crescent overlooking Hesketh Park.

The property offers partial furnishings throughout, including two spacious double bedrooms. Benefiting from excellent transport links by both road and rail, the property is conveniently located close to Southport Town Centre, providing easy access to a wide range of amenities. Early viewing is highly recommended to fully appreciate what this charming home has to offer.

The accommodation briefly comprises: porch, hallway, bedroom two, bathroom, and bedroom one on the ground floor. Stairs lead to the first floor, where you will find a generous open-plan living and dining area, alongside a modern rear-facing kitchen. The living space also provides access to a balcony, perfect for enjoying the evening sun. Externally, there is a sunny aspect rear yard area on the ground floor.

Additional benefits include gas central heating, UPVC double glazing, and off-road unallocated parking.

Please note: this property is managed via the Agent and some images have been enhanced using AI to illustrate the property's condition.

The property is offered part-furnished, including two double beds with mattresses, wardrobes, Kallax IKEA units, a TV, coffee table, and integrated kitchen appliances. Tenants will need to supply any additional furnishings.



## Rooms

### Hallway

### Bedroom Two

A front facing bedroom with laminate flooring. Furniture includes double bed with mattress, dressing table & wardrobe.

### Bathroom

A well presented three piece bathroom suite comprising bath with shower facilities, pedestal sink & WC. The space is decorated neutrally with tiles to all walls and vinyl flooring.

### Bedroom One

A rear facing master bedroom with fitted laminate flooring. Furniture includes double bed and mattress, 2x bedside tables and wardrobe.

### Lounge/Diner

A large lounge diner spanning most of the first floor with vinyl flooring and access to the balcony. Furnishings included are TV, coffee table, 2x Ikea Kallax units. Please note, you would be required to bring your own sofa.

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### Kitchen

A stunning and well presented kitchen with base and eye level high gloss white units with inset LED lighting for ambiance. A composite sink is fitted into the laminate counters. Appliances include four ring induction hob and low level electric fan oven with canopy extractor fan. A freestanding fridge freezer is included along with integrated washing machine and dishwasher. A breakfast bar is also present for informal dining.

### Yard

A rear low maintenance yard fenced in for privacy with flagged paving stones and raised brick flowerbeds.



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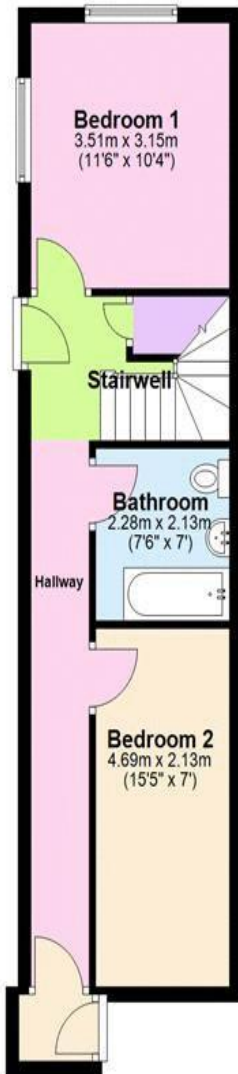
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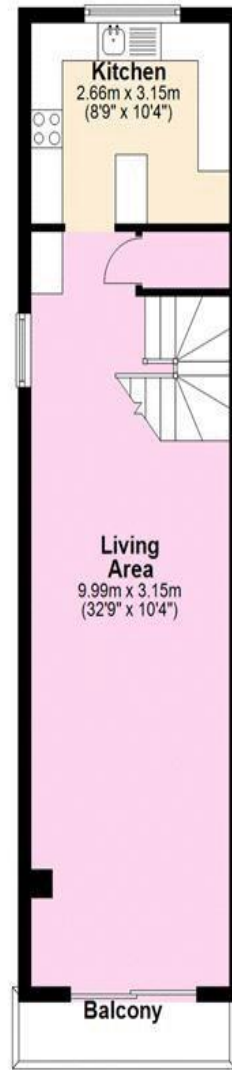


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**Ground Floor**



**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: E  
 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             | 51 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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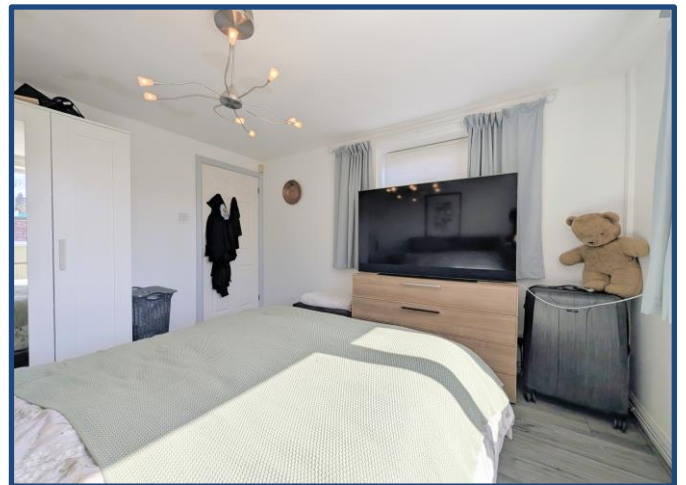
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