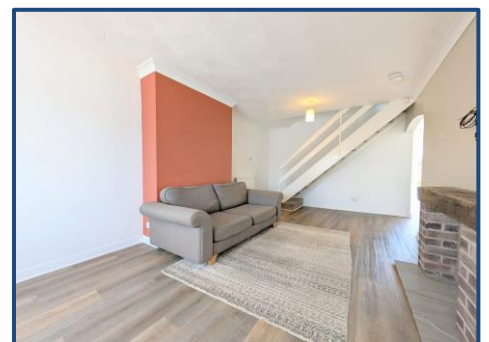


To Let - Ovington Drive, Kew, Southport, PR8 - Three Bedroom Semi **£1,200.00PCM**



KEY FEATURES:

- Three Double Bedrooms • Spacious Open-Plan Living • Sought-After Kew Location • Downstairs WC & Utility Room • Stunning Four-Piece Bathroom Suite • Off-Road Parking for Three Vehicles • Large Sunny Rear Garden • Available Immediately •

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E: pm@ajestateagents.co.uk



The Property Ombudsman

Property Description

Anthony James is delighted to present to the rental market this beautifully presented three-bedroom semi-detached home, ideally located within the highly sought-after Kew area on Ovington Drive. Offering spacious open-plan living, this attractive property features three double bedrooms, a downstairs WC, and a separate utility room, making it an ideal family home.

The property enjoys an excellent location close to well-regarded schools and local amenities, including Meols Cop Shopping Park, while Southport Town Centre and Birkdale Village are just a short drive away. Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

The accommodation briefly comprises: entrance vestibule, lounge, dining area, galley-style kitchen, utility room, and downstairs WC. To the first floor, there is a spacious landing leading to three double bedrooms and a stunning four-piece family bathroom suite.

Externally, the property benefits from access to a garage, off-road parking for up to three vehicles, and a generous sunny-aspect rear garden with ample patio space, perfect for outdoor entertaining. Further benefits include gas central heating and UPVC double glazing throughout.

Available immediately, subject to satisfactory referencing checks.
EPC Rating: D

Council Tax Band: C



Rooms

Vestibule

Lounge Area

An open aspect lounge with decorative mantelpiece and TV bracket. Tastefully decorated with laminate wood effect flooring

Dining Area

A bright and airy dining space with lovely low hanging pendant lighting and wall mounted artwork. The space is decorated neutrally with laminate wood effect flooring

Galley Style Kitchen

A shaker style kitchen matt finish kitchen with wooden counters. Cooking facilities include four ring gas hob & eye level double oven. Appliances include an integrated 70/30 fridge freezer with space for a dishwasher. The room is decorated neutrally with laminate wood effect flooring.

Utility

A handy utility room with laminate counters and space for washing machine.

WC

A well presented ground floor WC. Decorated neutrally with flush button WC, wall mounted hand wash basin and gas centrally heated towel rail.

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Landing

A spacious landing space with fitted carpets

Bathroom

A stunning four piece bathroom suite boasting full size bath, large shower cubicle with thermostatic shower including rainfall style showerhead, vanity unit with sink & flush button WC. The space is decorated neutrally with tiles to wet areas and floors along with heated towel rail.

Bedroom 3

A spacious rear facing bedroom decorated neutrally with fitted carpets

Bedroom 2

A spacious front facing bedroom decorated neutrally with fitted carpets

Bedroom 1

A spacious front facing bedroom decorated neutrally with fitted carpets

Garage

A handy garage with up and over door. Please note, this space has not been inspected at this stage.

External

A large sunny aspect rear garden with ample flagged patio space. Whilst to the front you will find a stoned driveway with parking for up to three vehicles.



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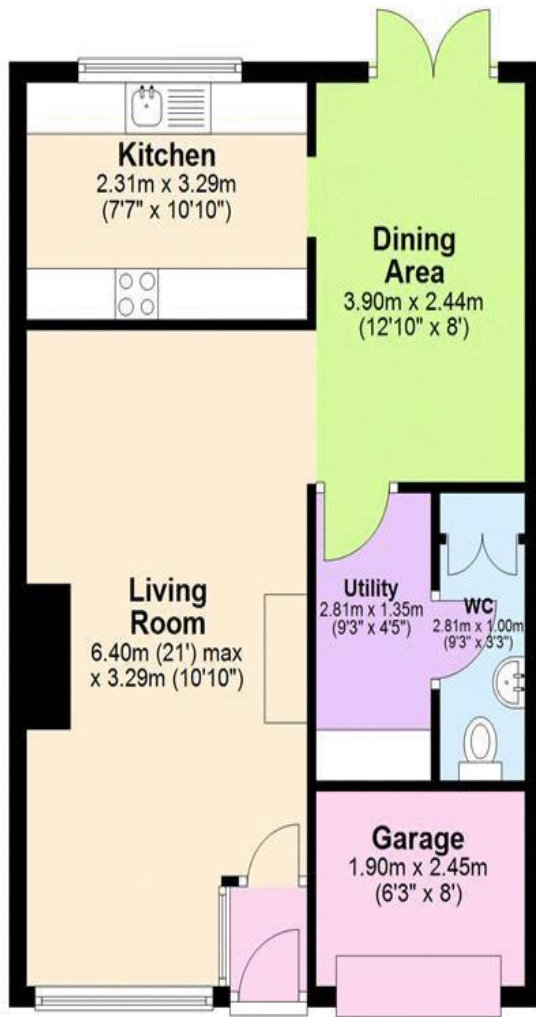
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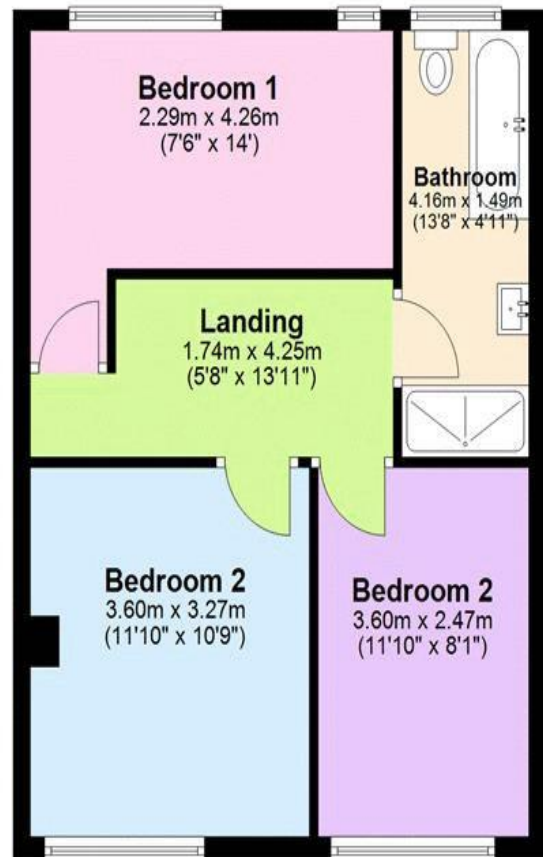


The Property
Ombudsman

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: D
Council Tax Band: C
Tenure: APT

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 65 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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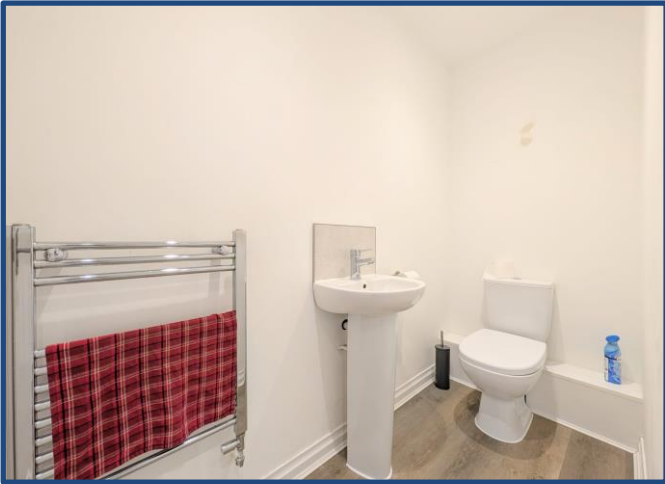
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