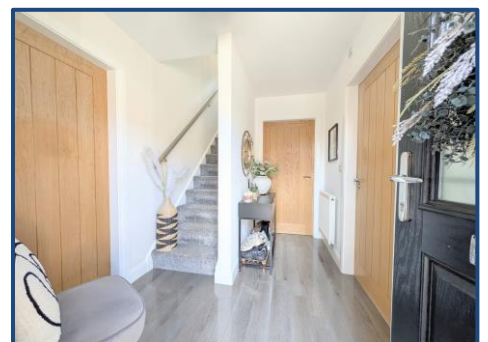
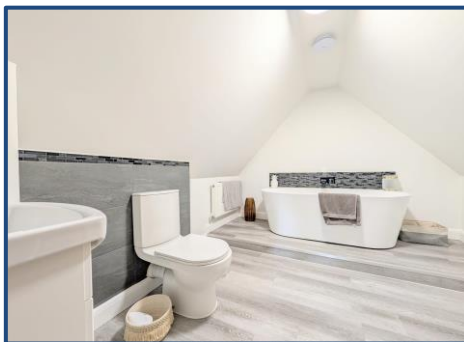


## To Let - Portland Street, Southport, PR8 - Two Bedroom Detached Bungalow **£1100PCM**



### KEY FEATURES:

- Private detached bungalow • Available Early June 2026 • Set back from Portland Street • Modern neutral décor throughout • Kitchen/Diner/Lounge • Two Double Bedrooms • En-Suite to Main Bedroom • Large Private Driveway & Garage •

naea | propertymark

PROTECTED

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk

arla | propertymark

PROTECTED

Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk

Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property Ombudsman**

## Property Description

Anthony James are delighted to present to the rental market this private detached bungalow, tucked away in a secluded position just off Portland Street. Beautifully presented throughout, the property offers a modern and neutral décor, generous off-road parking, and a separate garage. Ideally located, the home is within a 15-minute walk of Southport Town Centre, offering an excellent range of amenities, shops, restaurants, and transport links. In the opposite direction, Portland Street Playing Fields and Kew Woods are both within easy reach, providing excellent outdoor and leisure opportunities. Early viewing is highly recommended to fully appreciate this well-appointed home.

The accommodation briefly comprises an entrance hall, open-plan kitchen/lounge/diner, cosy snug, ground floor bathroom, and two spacious double bedrooms, one of which benefits from en-suite facilities. Externally, the property features a large private block-paved driveway to the front and a sunny rear courtyard, ideal for relaxing or entertaining. Further benefits include gas central heating and UPVC double glazing.

Please note: this tenancy will be managed directly by the landlord.

EPC Rating: C Council Tax Band: D



## Rooms

### Entrance Hall

### Kitchen Area

A spacious kitchen diner boasting high gloss base and eye level cabinetry with laminate counters. Appliances include four ring electric hob & fan oven. An integrated dishwasher is included whilst space is provided for a fridge and washing machine. The space is decorated neutrally with tiles to the floor.

### Lounge Area

An open aspect lounge decorated neutrally with access to the rear courtyard with a continuation of tiling from the kitchen.

### Snug

A rear facing snug with access to understairs storage. The space is decorated neutrally with laminate flooring.

### Ground Floor Bathroom

A modern ground floor bathroom boasting four piece suite with WC, pedestal sink, full size bath & separate shower. The space is decorated neutrally with tiles to floors and wet areas.

### Principle Bedroom

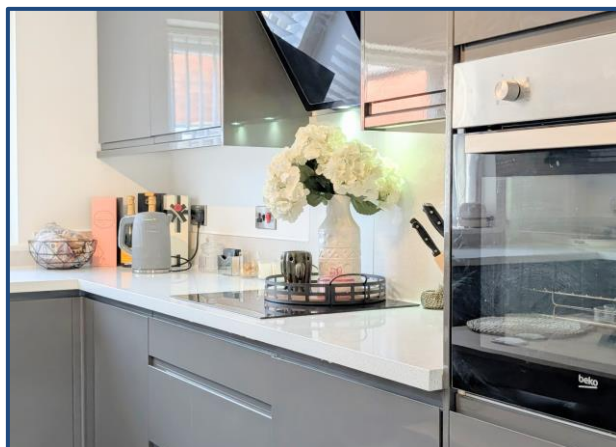
A well presented principle bedroom decorated neutrally with fitted carpets and access to the ensuite.

### Ensuite Bathroom

Located off the principle bedroom is a stunning ensuite boasting three piece suite with freestanding bath, WC & pedestal sink. The space is decorated neutrally with laminate flooring.

### Bedroom Two

A secondary double bedroom with fitted carpets and eaves storage



naea | propertymark

PROTECTED

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk

arla | propertymark

PROTECTED

Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk

Property Management

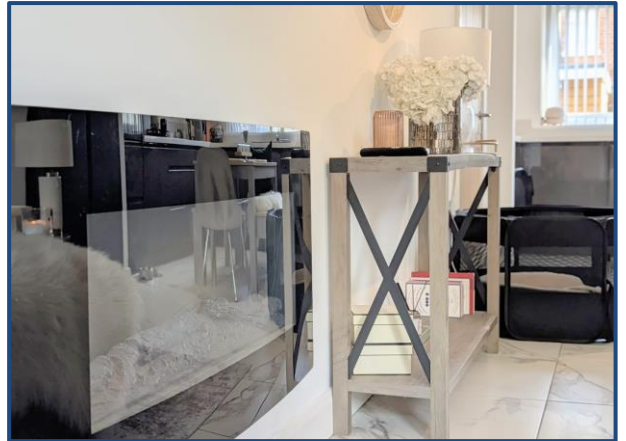
T: 01704 545800

E: pm@ajestateagents.co.uk

ARMA  
RESIDENTIAL ESTATE  
MANAGING AGENTS



The Property  
Ombudsman



naea | propertymark  
PROTECTED

Sales  
T: 01704 550048  
E: sales@ajestateagents.co.uk

arla | propertymark  
PROTECTED

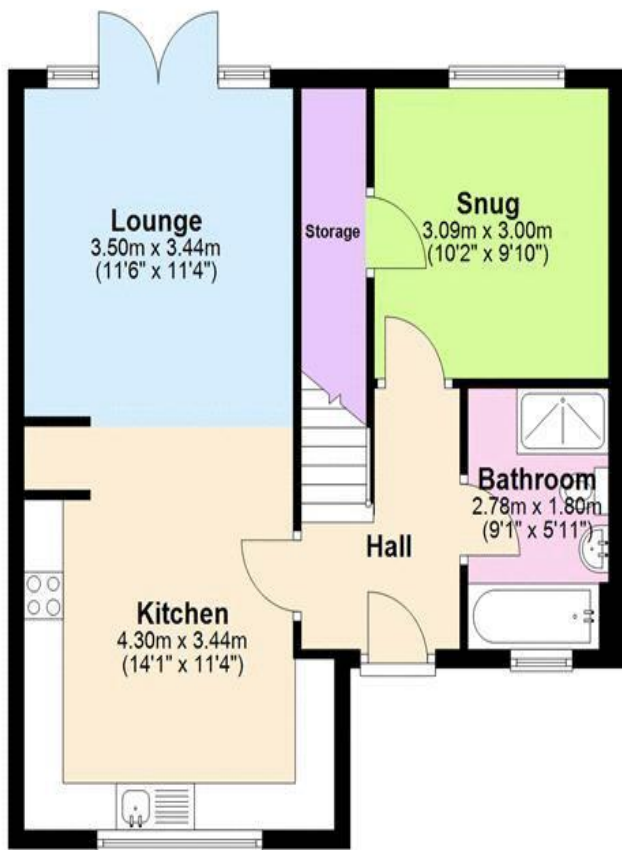
Rentals  
T: 01704 543434  
E: rentals@ajestateagents.co.uk

Property Management  
T: 01704 545800  
E: pm@ajestateagents.co.uk

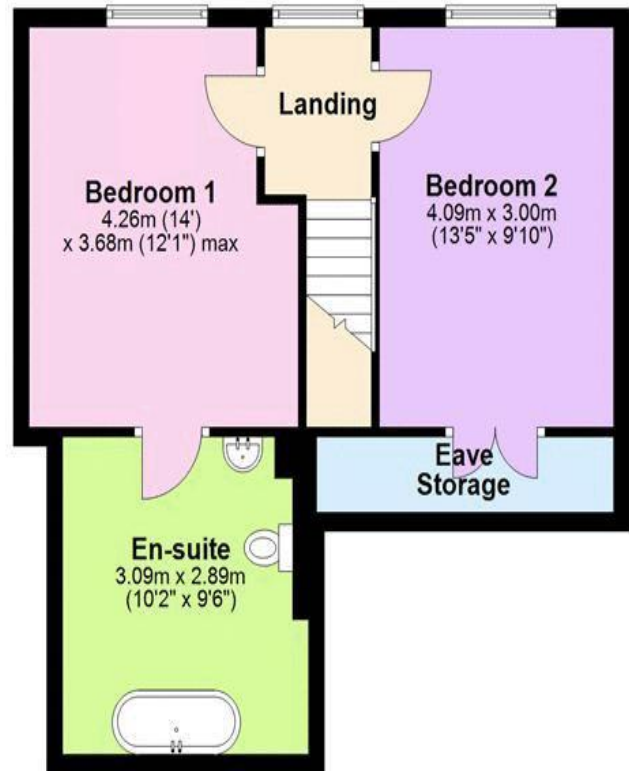


The Property  
Ombudsman

### 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:  
Council Tax Band:  
Tenure:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 77 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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**



**Sales**  
T: 01704 550048  
E: sales@ajestateagents.co.uk



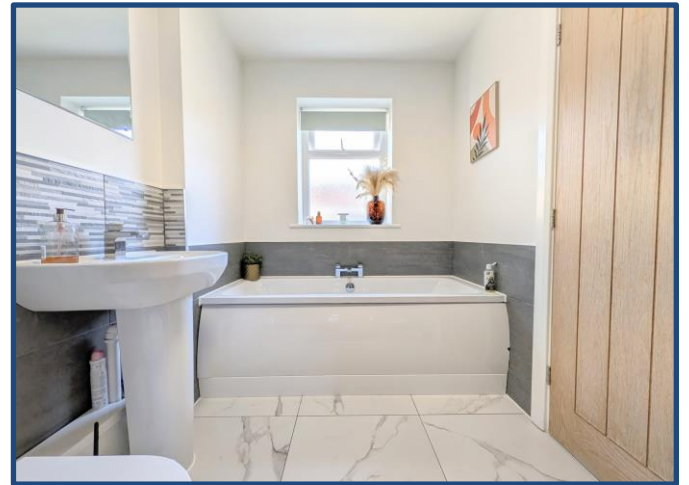
**Rentals**  
T: 01704 543434  
E: rentals@ajestateagents.co.uk



**Property Management**  
T: 01704 545800  
E: pm@ajestateagents.co.uk



**The Property Ombudsman**



naea | propertymark  
PROTECTED

Sales  
T: 01704 550048  
E: sales@ajestateagents.co.uk

arla | propertymark  
PROTECTED

Rentals  
T: 01704 543434  
E: rentals@ajestateagents.co.uk

Property Management  
T: 01704 545800  
E: pm@ajestateagents.co.uk



The Property Ombudsman