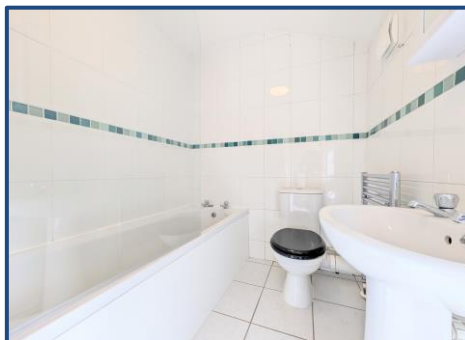


To Let - Southern Road, Birkdale, PR8 - One Bedroom Terraced Cottage £850.00PCM



KEY FEATURES:

- One Bedroom • Terraced Cottage • Courtyard to Rear • Birkdale Location • Closeby to Southport Town Centre • Gas Centrally Heated • UPVC Double Glazing • Available Immediately •



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

Property Description

Anthony James are delighted to present to the rental market this charming and characterful one-bedroom terraced cottage, ideally located on the highly sought-after Southern Road in the leafy and desirable district of Birkdale.

Perfectly positioned within walking distance of the vibrant Birkdale Village, residents can enjoy an excellent selection of independent shops, cafés, restaurants, bars and convenient rail links, while the popular Southport Town Centre is also easily accessible, offering a wealth of leisure, retail and coastal attractions.

Early viewing is highly recommended to fully appreciate all this delightful home has to offer.

The accommodation briefly comprises a welcoming lounge, a galley-style kitchen (please note the kitchen cupboard doors are due to be replaced shortly), a first-floor landing, a spacious double bedroom and a well-appointed bathroom.

Externally, the property benefits from a low-maintenance enclosed rear yard with a useful brick-built outhouse, providing additional storage and a pleasant outdoor space to enjoy the morning sunshine.

The property is available immediately, subject to satisfactory referencing and tenancy checks.

Please note this property is managed by the landlord's appointed agent.

EPC Rating: D

Council Tax Band: B

The landlord has advised that the kitchen cupboard doors will be replaced shortly following the commencement of a new tenancy.

Parking is NOT permitted on Southern Road with this tenancy.



Rooms

Living Room 11' 6" x 12' 11" (3.51m x 3.93m)

UPVC double glazed window to rear, central heating, fitted carpet.

Kitchen 12' 11" x 5' 7" (3.93m x 1.69m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, cooker, UPVC double glazed windows to side.

Bathroom 7' 3" x 5' 7" (2.2m x 1.7m)

UPVC double glazed window to back, fitted with four piece suite comprising, wash hand basin, WC, bath, shower and full height tiling to all walls, heated towel rail, tiling to areas, laminate flooring.

Bedroom 12' 2" x 12' 8" (3.71m x 3.87m)

UPVC double glazed window to side, central heating, fitted carpet.

Yard

Rear yard, flagged for low maintenance with brick built outhouse and cottage style latch door.



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



Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



Property Management

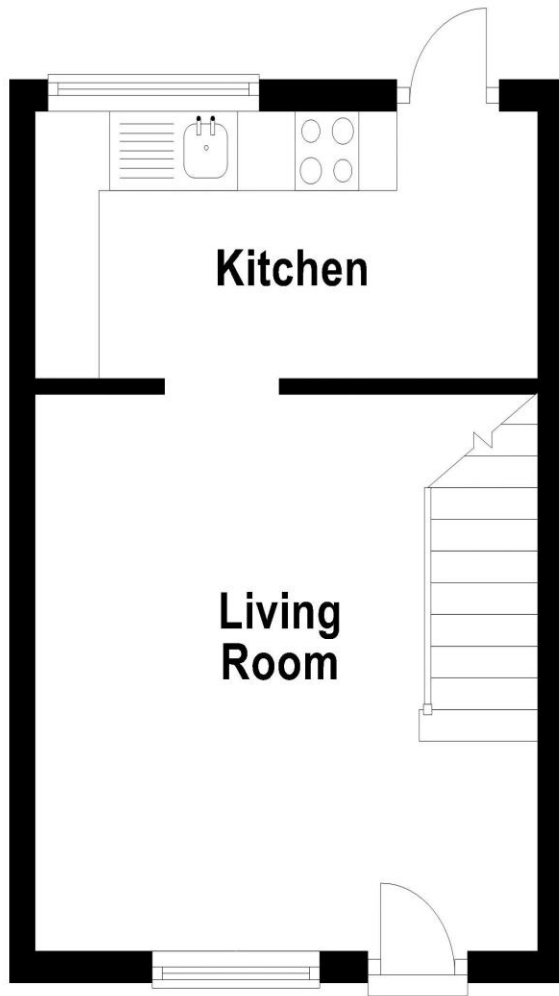
T: 01704 545800

E: pm@ajestateagents.co.uk



The Property Ombudsman

Ground Floor



First Floor



Additional Information

EPC: D

Council Tax Band: B

Tenure: APT

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	67 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.**



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

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