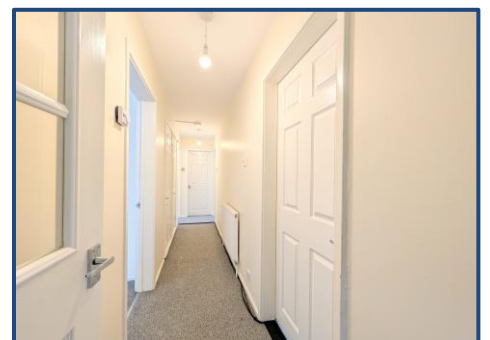
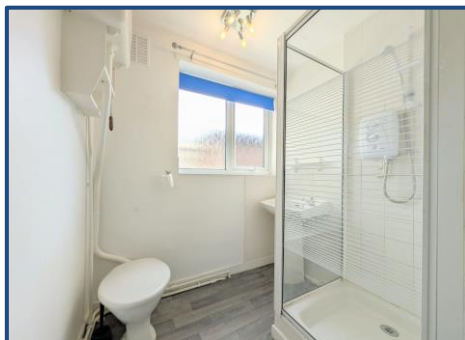
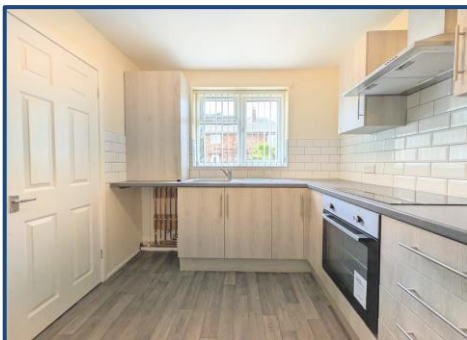


To Let - Links Avenue, Southport, PR9 - Two Bed Ground Floor Apt **Monthly Rental Of £795.00**



KEY FEATURES:

- Ground Floor Two Bedroomed • Modern Kitchen • Decorated to a Neutral Standard • Close To Churchtown • Rear Courtyard • Gas Centrally Heated • UPVC Double Glazing • EPC Rating : E •

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The Property
Ombudsman

Property Description

Anthony James Estate Agents are delighted to present to the rental market this well-positioned two-bedroom ground floor apartment on Links Avenue, ideally located within walking distance of Churchtown Village and Marshside Nature Reserve. The property also benefits from excellent transport links via Cambridge Road, providing convenient access to Southport Town Centre, Liverpool, and Preston.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

The property briefly comprises an entrance hall with two generous storage cupboards, a spacious lounge, and a fitted kitchen featuring a breakfast bar and additional storage cupboard. The shower room also includes a large storage cupboard. There is a front-facing double bedroom with a walk-in wardrobe, along with a second single bedroom offering built-in storage and access to the courtyard.

Externally, the property benefits from a paved front garden with mature shrubs and bushes, creating an attractive outdoor space.

Additional features include gas central heating and UPVC double glazing throughout.

Available: End of June 2026

EPC Rating: E



Rooms

Entrance Porch

Hallway

Fitted carpet, two storage cupboards, doors leading to all other rooms.

Lounge 14' 3" x 10' 5" (4.34m x 3.17m)

Fitted carpet, UPVC double glazed windows to front and side, radiator.

Bedroom 1 10' 4" x 13' 0" (3.15m x 3.97m)

Fitted carpet, UPVC double glazed window to front, radiator and fitted cupboard.

Bedroom 2 6' 11" x 13' 0" (2.11m x 3.97m)

Fitted carpet, radiator, UPVC double glazed door and window to rear courtyard. Door to storage cupboard.

Kitchen 9' 9" x 10' 5" (2.97m x 3.17m)

Range of modern base and wall units, fitted electric oven, ceramic hob above, space for washing machine and fridge/freezer. UPVC double glazed window to side and radiator. Door to room housing combination boiler.

Bathroom 6' 7" x 9' 2" (2.00m x 2.79m)

Three piece suite comprising of shower cubicle, WC, hand wash basin. UPVC double glazed window to side and storage cupboard.

Externally

Patio style garden to front, rear court yard.



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