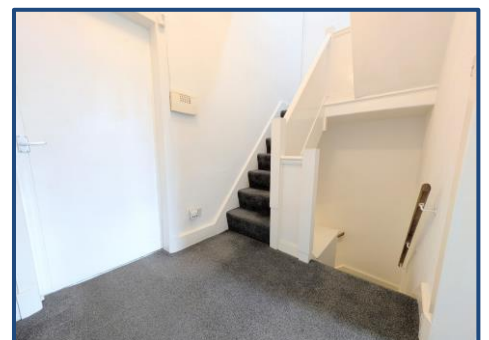
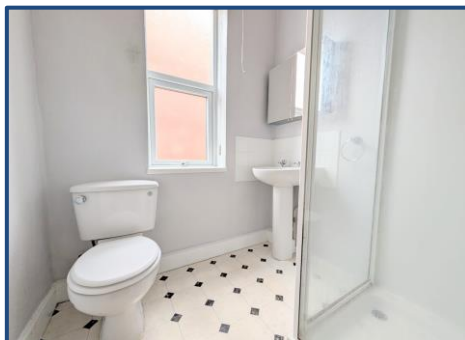


## To Let - Cavendish Road, Birkdale - Two Bedroom First Floor Apt **£750.00PCM**



### KEY FEATURES:

- Ground Floor Apartment • Two Double Bedrooms • Large Lounge/Diner • Fitted Kitchen • Private Off Street Parking • Economy 7 Heating • Double Glazing • EPC Rating : E •



**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 presents an ideally located first floor two-bedroom apartment set within a charming converted Victorian house.

This well-appointed property features private off street parking and a neutral fitted kitchen, perfectly positioned, the apartment is just a short stroll from the vibrant heart of Birkdale Village, home to a wide selection of cafes, restaurants, and boutique shops. Excellent transport links are easily accessible by both road and rail, providing convenient connections to Liverpool, Southport Town Centre, Preston, and surrounding areas.

The accommodation briefly comprises an entrance hall with stairs to the first floor landing, a spacious front-facing lounge/diner, fitted kitchen with breakfast bar, modern shower room & double bedroom. To the second floor is a further double bedroom.

Additional features include double glazing throughout and Economy 7 electric heating.

Council Tax Band B EPC rating of E

Please note, this property is managed by the Agent.



## Rooms

### Stairwell/landing

Fitted carpets and access to all areas of the apartment

### Lounge/Diner

A front facing bay fronted lounge with decorative mantle and fitted carpets

### Kitchen

Fitted kitchen with breakfast bar and laminate counter and stainless steel sink with drainer. Cooking facilities include four ring ceramic hob with canopy extractor fan and low level oven. Space is provided for a washing machine and fridge freezer. The room is decorated neutrally with tiles to backsplash areas.

### First Floor Bedroom

Rear facing double bedroom with fitted carpets

### Second Floor Bedroom

A second floor double bedroom benefitting from fitted carpets.

### Driveway

The apartment boasts sole access to the paved front driveway.

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E: sales@ajestateagents.co.uk

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