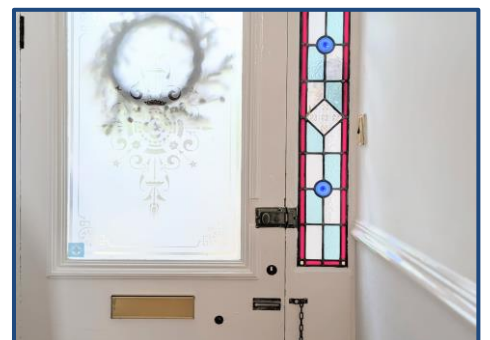
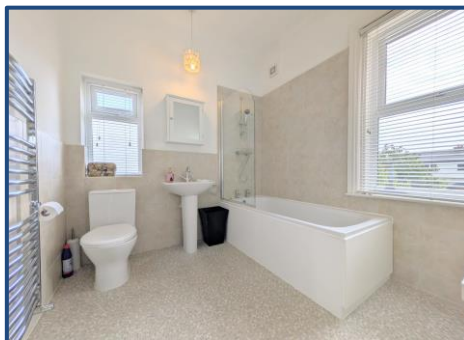


To Let - Alma Road, Birkdale - Two Bedroom Furnished Property **£1,300.00PCM**



KEY FEATURES:

- Fully Furnished Victorian Semi-Detached Home • Two Spacious Double Bedrooms • Sought-After Alma Road, Birkdale Location • Walking Distance to Birkdale Village Amenities • Bay-Fronted Lounge & Separate Dining Room • Beautifully Maintained Gardens • Driveway Parking for Two Vehicles • Excellent Transport Links to Liverpool & Preston •

Sales

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Property Management

T: 01704 545800

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Ombudsman**

Property Description

Anthony James Estate Agents are delighted to bring this beautifully presented fully furnished two-bedroom Victorian semi-detached home to the rental market.

Situated on the picturesque Alma Road in the highly sought-after area of Birkdale, the property is just a short stroll from the vibrant village centre, offering an excellent selection of independent shops, cafés, bars, and restaurants. The location also benefits from superb transport links via both road and rail, providing convenient access to Liverpool, Preston, and surrounding areas.

Early viewing is highly recommended to fully appreciate the charm and character of this wonderful home. The accommodation briefly comprises a storm porch leading into a welcoming hallway, a spacious bay-fronted lounge, a separate dining room, and a fitted kitchen.

To the first floor, a split-level landing provides access to two well-proportioned bedrooms, a three-piece family bathroom, and a useful storage cupboard.

The second floor offers an attic storage room, ideal for additional storage space. Externally, the property boasts a stunning and well-maintained rear garden featuring a patio area, lawn, and mature planted borders with established shrubs, creating a peaceful outdoor setting. To the front, there is a gravel driveway providing off-road parking for two vehicles, alongside a lawned garden. Additional benefits include gas central heating and partial double glazing.

EPC Rating: TBC

Council Tax Band: C

Please note that the property will be let with all basic furnishings included. Some items shown in the photographs may not form part of the final inventory and will be removed prior to the tenancy commencing. The external outhouse is not included with this letting.

A gardener may be included within the rental price to maintain the outdoor areas.



Rooms

Entrance Hall

Lounge

A front facing lounge decorated neutrally with fitted carpets. Basic furnishings include 2x two seater sofas, glass coffee table, TV & TV stand with console table.

Dining Room

A neutrally decorated dining room finished with sanded and varnished subfloor and single glazed patio doors onto the garden. Please note, the log burner photographed is non functional. Furnishings include five dining chairs and wooden table.

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Kitchen

A cottage shaker style kitchen in a cream matt finish with natural stone counter tops with inset belfast sink. A five burner gas hob and eye level double oven is present with fridge freezer and washing machine. The room is decorated neutrally with tiles to counter backsplash and floor. A back door leads to the rear garden patio.

Landing First Floor

Bedroom One (Front)

A front facing bedroom overlooking the leafy Alma Road. The room is decorated neutrally with fitted carpets. Furnishings include double bed and mattress with pine drawers and mahogany wardrobe.

Bedroom Two

A secondary double bedroom decorated neutrally with painted floorboards. A double bed and mattress is provided with 2x set of white drawers, dressing table and chair with white wardrobe and TV

Bathroom

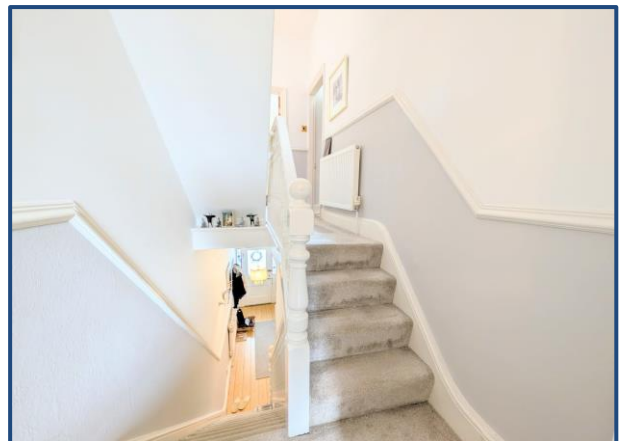
A stunning three piece bathroom suite decorated in neutral warm tones with beige/grey tiles to wet areas, vinyl floor. The three piece suite includes flush button WC, hand wash basin & full size bath with thermostatic shower and glazed screen.

External Rear

A lovely mature garden boasting morning sun with patio area and small lawn with ample shrubs and pots present. Access leads to the side of the property to the front garden

Front Garden

A gorgeous front facing garden with gravel driveway for up to two standard vehicles. A small lawn and ample borders are present



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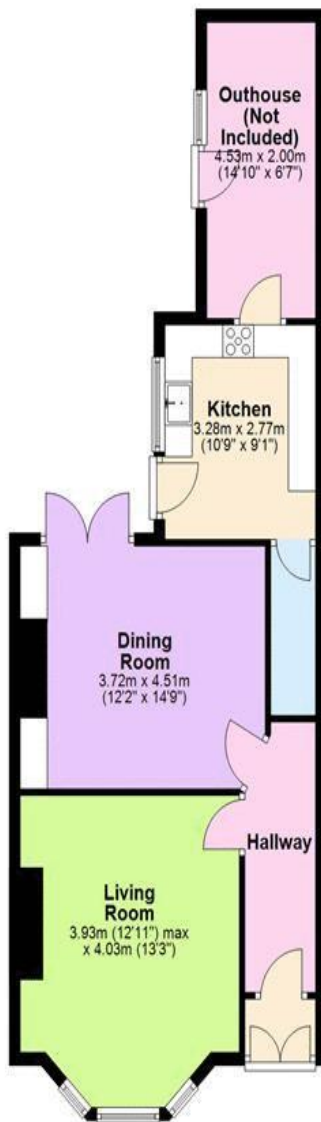
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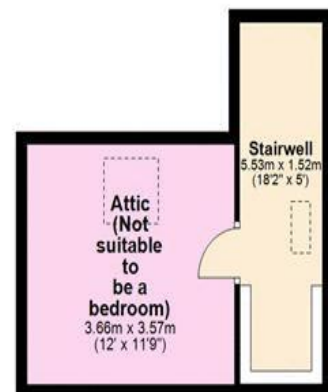
Ground Floor



First Floor



Second 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: TBC

Council Tax Band: C

Tenure: APT

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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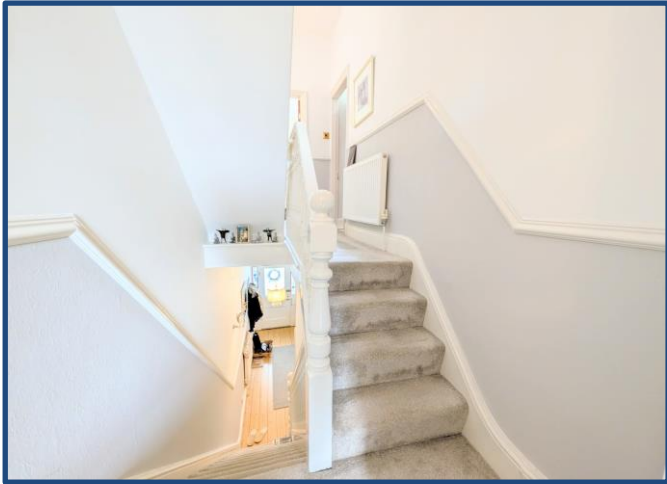
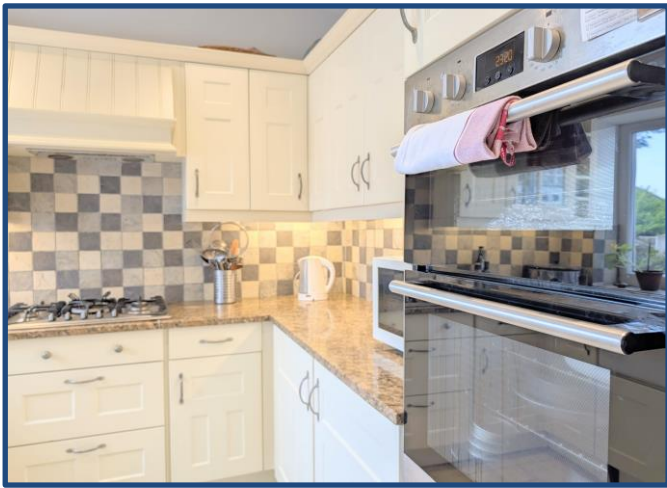
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