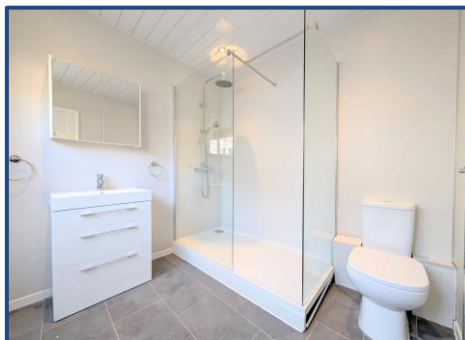
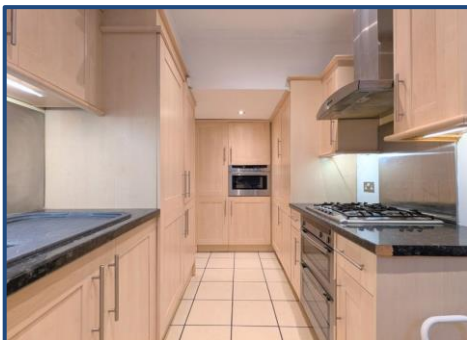


To Let - Wellington Street, Southport, PR8 - Two Bedroom Terrace £995.00PCM



KEY FEATURES:

- Charming Property • Victorian Terrace • Two Double Bedrooms • Two Full Bathrooms • Integrated Kitchen Appliances • Town Centre Location • Neutrally Decorated • Gas Central Heating •

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Property Description

Anthony James are proud to present to the rental market a charming double fronted Victorian terraced house situated within Southport Town Centre. This property oozes character whilst benefitting from a bright and airy feel throughout.

Due to its superb location, the property is located just a short walk from a wealth of amenities including supermarkets, shops, restaurants and cafe's along with fantastic transportation links such as Southport Central Train Station & Lord Street for ample bus routes. The property is gas centrally heated throughout with single glazed windows. Viewings are highly recommended to truly appreciate this one a kind historical property.

The property briefly comprises of; Open plan lounge/dining space, internal landing, galley style kitchen, shower room. Split level staircase lead to a beautifully landing with large bay window, two great proportioned bedrooms and modern secondary shower room.

The property is gas centrally heated with single glazing. Please note, this property does not include off street parking.

Council Tax Band : D

EPC Rating : D

Available immediately subject to satisfactory referencing



Rooms

Lounge Area (3.37m x 3.18m)

A charming bay fronted open aspect lounge area with characterful fixtures. The space is decorated neutrally with fitted carpet.

Dining Area (3.37m & 3.28m)

A charming bay fronted open aspect dining area with characterful fixtures. The space is decorated neutrally with fitted carpet. A stunning feature fireplace is present comprising of wooden mantelpiece with marble hearth and surround along with an electric decorative fire. Matching bookcases are present to the alcoves.

Internal Hallway

An internal hallway providing a contrast from the open aspect lounge space. This area is decorated neutrally with fitted carpets and split level staircase leading the first floor with feature balustrade. A handy cupboard is present above the kitchen door.

Kitchen

A well equipped galley style kitchen comprising of base and eye level pine effect cupboards and dark laminate countertops including black composite sink. Cooking facilities include double oven with four ring gas hob and eye level microwave. Additional appliances include integrated washing machine & full sized fridge freezer. The space is decorated neutrally with tiled flooring. A handy understairs cupboard is present for additional storage along with access to the rear of the property via wooden door.



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Shower Room (Ground Floor)

A handy downstairs shower room comprising of three piece suite containing WC, hand wash pedestal basin & sliding door shower cubicle with thermostatic shower (with grab rail & fold out chair). A low level radiator is present along with extractor fan. An integrated cupboard with shelf is present for extra storage. The space is decorated with floor to ceiling tiles & multiple large wall mounted mirrors.

Landing (1.72m & 5.19m)

Carpeted split level staircase leads to a bright and airy beautiful landing area with vast bay window. The space is decorated neutrally with candelabra style light fixture. Character wall mouldings are present with ceiling rose. Access is provided to all areas of the first floor.

Master Bedroom (3.32m & 3.77m)

A vast front facing bedroom overlooking Wellington Street. The space boasts two single glazed sash windows with neutral decoration and fitted carpets. Ample wardrobes are present via alcove cupboards. Additional a sink with vanity unit is present.

Second Bedroom (2.85m & 3.20m)

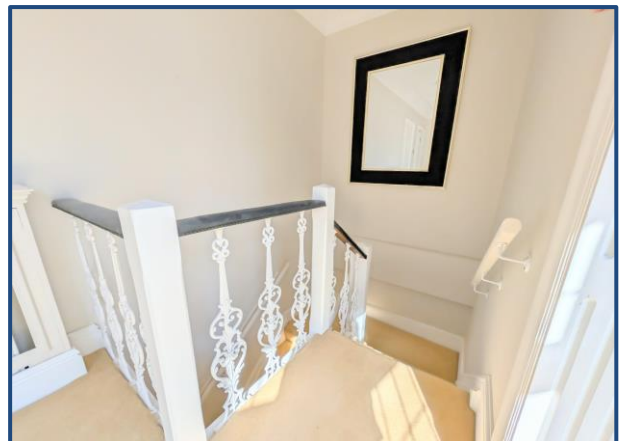
A well proportioned double bedroom with low level cupboards. The space is decorated neut

Shower Room (First Floor) (2.20m & 2.21m)

A modern tastefully decorated secondary shower room. A three piece bathroom suite is present comprising of; hand wash basin with vanity unit, WC & large low level shower cubicle with thermostatic shower. A large chrome centrally heated towel rail is present along with wall mounted mirrored cabinet. A wall mounted extractor fan is also noted. The space is decorated neutrally with UPVC panels and vinyl flooring.

External

A stunning double fronted property with wrought iron gates to the front providing access to a low maintenance space dotted with plant pots. To the rear is a shared yard providing access to the kitchen and neighbours property.



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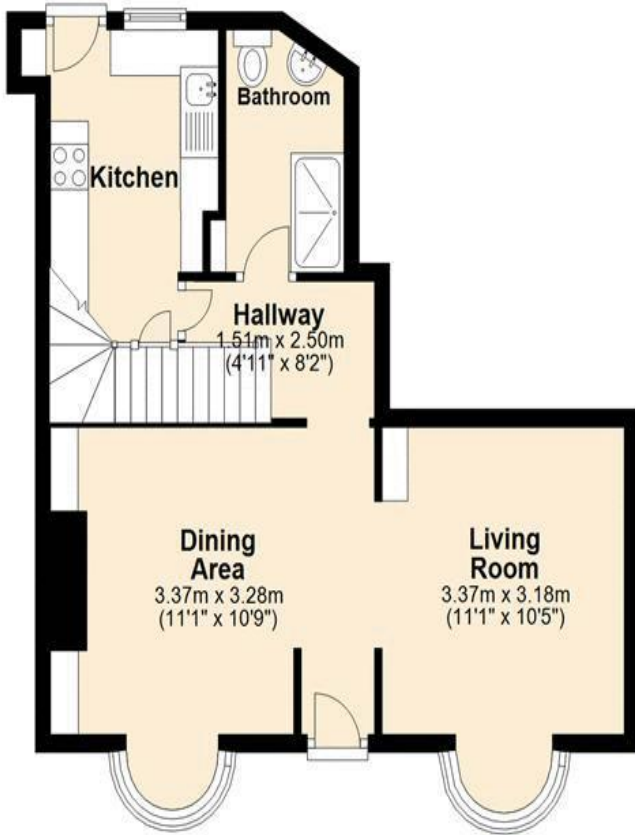
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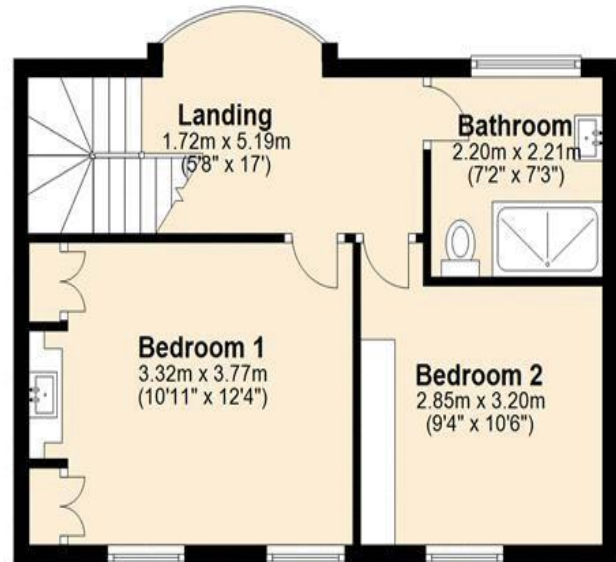


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Ground Floor



First Floor



Total area: approx. 85.7 sq. metres (922.8 sq. feet)

This floorplan is for illustrative purposes only and all measurements are approximated.
Plan produced using PlanUp.

Additional Information

EPC: D
Council Tax Band: D
Tenure: APT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 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.**



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