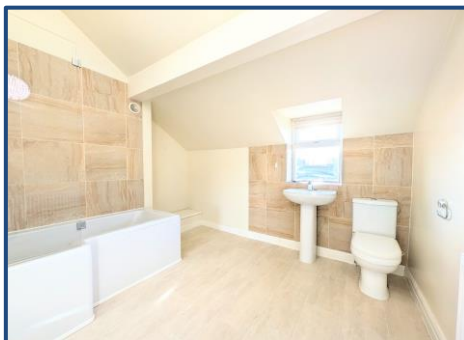


TO LET - Crescent Road, Birkdale - Three Bedroom Apt £895.00PCM



KEY FEATURES:

- Spacious Second Floor Apartment • Three Bedrooms • External Private Bike Storage • Modern Kitchen and Bathroom • Close to Transportation Links • Birkdale Location • Gas Central Heating • Fully Double Glazed Throughout •

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 pleased to offer to the rental market this spacious second-floor, three-bedroom apartment, available immediately. Ideally located close to a wide range of shops, transport links, and amenities within the bustling Birkdale Village and Southport Town Centre, this property is perfectly positioned for convenience. Viewings are highly recommended to fully appreciate the generous accommodation on offer.

The apartment comprises a split-level entrance hall, a bright living room/diner, a fitted kitchen, and a modern bathroom with shower over bath. There are two well-proportioned double bedrooms and an additional single bedroom.

Externally, the property benefits from a useful separate shed providing bike or additional storage. Further benefits include gas central heating and double glazing throughout. Please note the property is managed by the Agent. On-site parking is not available; however, on-street parking is available nearby.

EPC Rating: E

Council Tax Band: B

Availability: Immediately, subject to satisfactory referencing

Due to the nature of this letting, the property will be offered on a contractual agreement basis.



Rooms

Communal Entrance

Stairs to first floor.

Entrance

Stairs leading to split landing with doors to bedrooms, bathroom, kitchen and lounge. Fitted carpet and decorative coving.

Bedroom 2

Fitted carpet, UPVC double glazed window to side, radiator and feature fireplace.

Bathroom

Three piece suite comprising P Shaped bath with mixer tap and shower above, WC and hand wash basin. UPVC double glazed window to rear, radiator and vinyl flooring.

Kitchen

Range of modern base and wall units, integrated electric oven with gas hob above, stainless steel sink and drainer, space for washing machine, fridge and freezer. Boiler, UPVC double glazed window to side, radiator and vinyl flooring.

Lounge

Fitted carpets, UPVC double glazed window to side, radiator and picture rail.

Bedroom 1

Fitted carpet, UPVC double glazed window to side, radiator.

Bedroom 3

Fitted carpet, UPVC double glazed window to front, radiator and picture rail.



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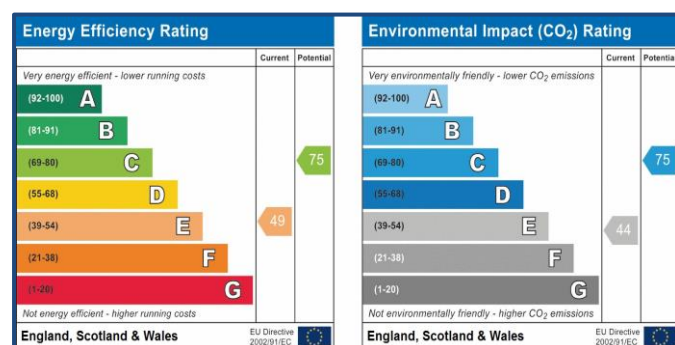
All measurements are approximate and are intended for general reference only. Floor plans may not be to scale. Viewers are advised to verify all measurements and dimensions independently.
Plan produced using PlanUp.

Additional Information

EPC: E

Council Tax Band: B

Tenure:



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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