



PERFECT HOME

Large Rooms



C&F Lettings

1 Bradley Mews Bradley Street, Southport
Southport

£950 pcm



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Southport, Southport

Charming house near Southport Centre. Stylish interior, modern kitchen, Juliet balcony, conservatory, low-maintenance garden with deck and summer house, parking for 2 cars. Ideal for modern living.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Large Rooms
- Stylish Kitchen
- Beautifully Presented
- French Doors Onto Raised Deck
- Summer House
- Juliet Balcony on Master
- Conservatory





Kitchen

15' 9" x 12' 11" (4.81m x 3.94m)

The spacious kitchen is perfect for those who love to cook! With ample worktop space and plenty of cupboards for all your storage needs, it's both practical and stylish. The large American-style fridge freezer offers plenty of room for fresh and frozen groceries, while the included dishwasher and washing machine add extra convenience. Whether you're preparing a feast or enjoying a quiet morning coffee, this beautifully designed space makes every moment a pleasure.

Living Room

15' 5" x 10' 6" (4.69m x 3.19m)

The bright and spacious living room is a fantastic place to relax and unwind. A large bay window and French doors flood the room with natural light, creating an inviting and airy feel. The generous space comfortably accommodates two sofas, making it perfect for both lounging and entertaining. The French doors open onto a raised decked area, seamlessly blending indoor and outdoor living for an enjoyable and versatile space.

Conservatory

8' 3" x 6' 11" (2.51m x 2.10m)

The conservatory is a bright and welcoming space, perfect for enjoying views of the garden all year round. With plenty of natural light, it creates a relaxing atmosphere, making it an ideal spot for a dining room or a comfortable seating area. A door opens directly onto the decked area, seamlessly connecting indoor and outdoor living for a truly enjoyable space.





Bedroom 1

19' 8" x 8' 10" (6.00m x 2.70m)

The master bedroom is a spacious and bright retreat, filled with natural light for a warm and inviting feel. Stylish laminate flooring adds a modern touch, while the large wardrobe provides ample storage space. A door opens onto a charming Juliet balcony, allowing fresh air to flow in. A perfect blend of comfort and style.

Bedroom 2

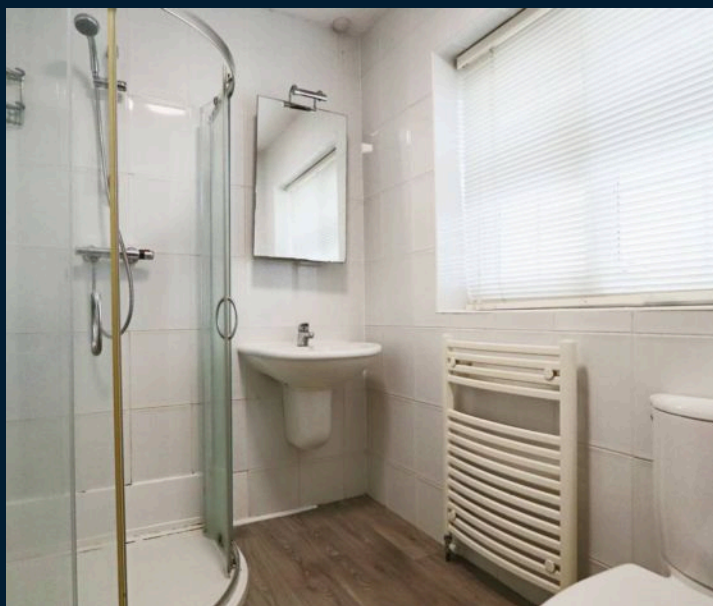
8' 4" x 7' 3" (2.54m x 2.22m)

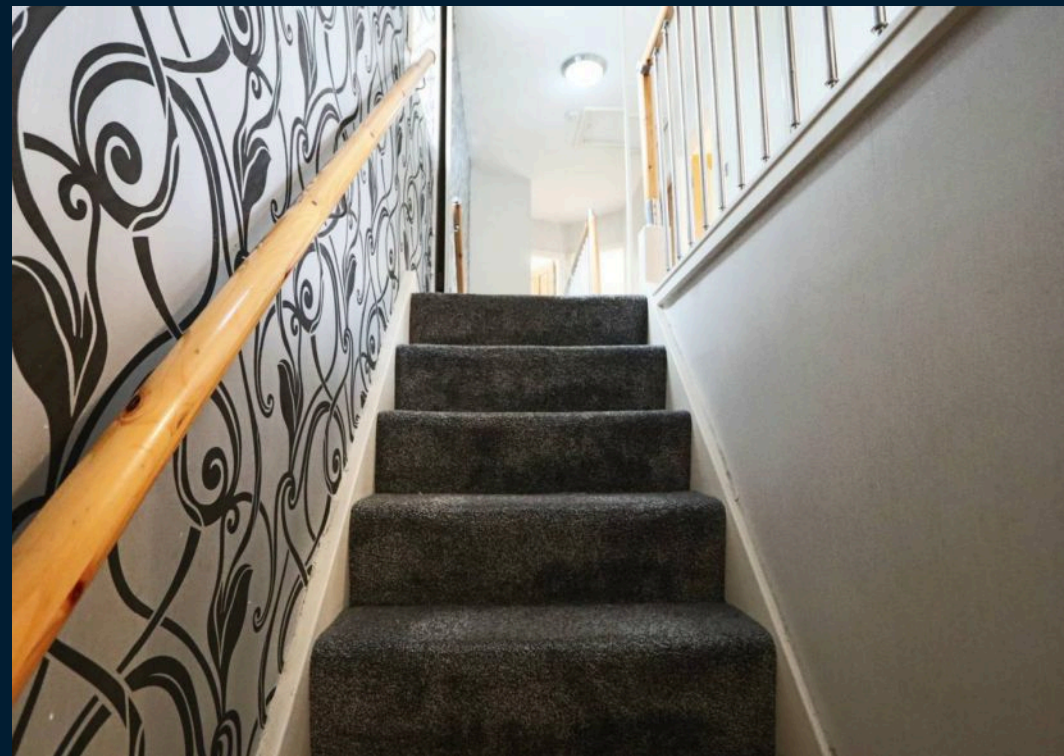
Bedroom 2 features a built-in bed and built-in wardrobes, providing plenty of storage space for your belongings. It offers a comfortable and practical sleeping area, making it ideal for a child or guest.

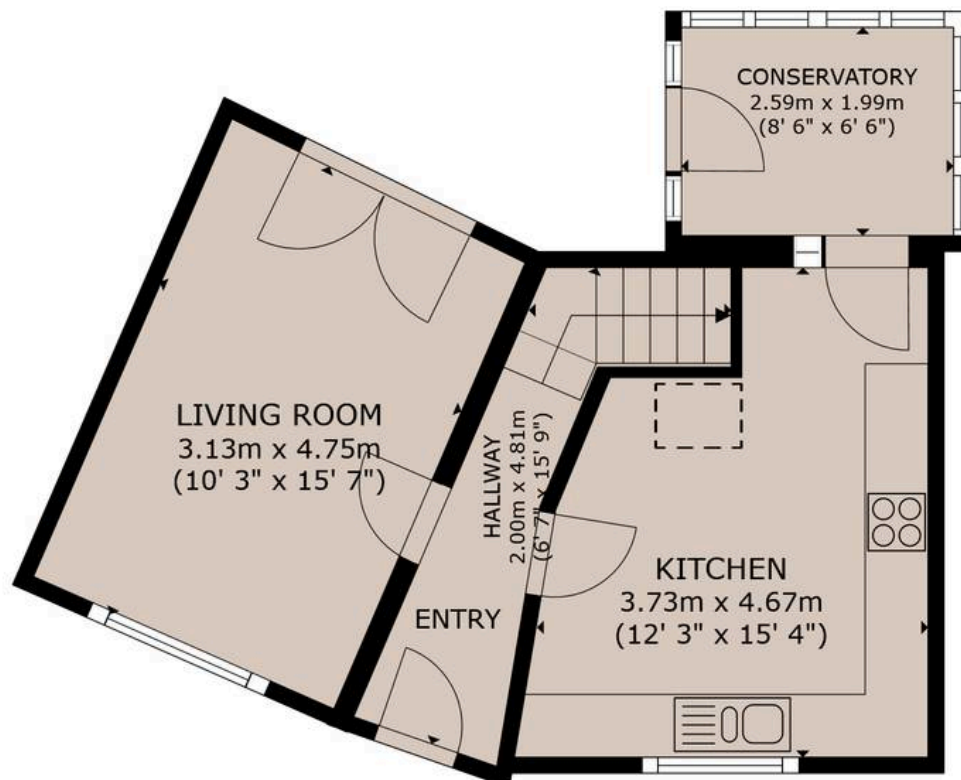
Bathroom

6' 10" x 5' 4" (2.09m x 1.62m)

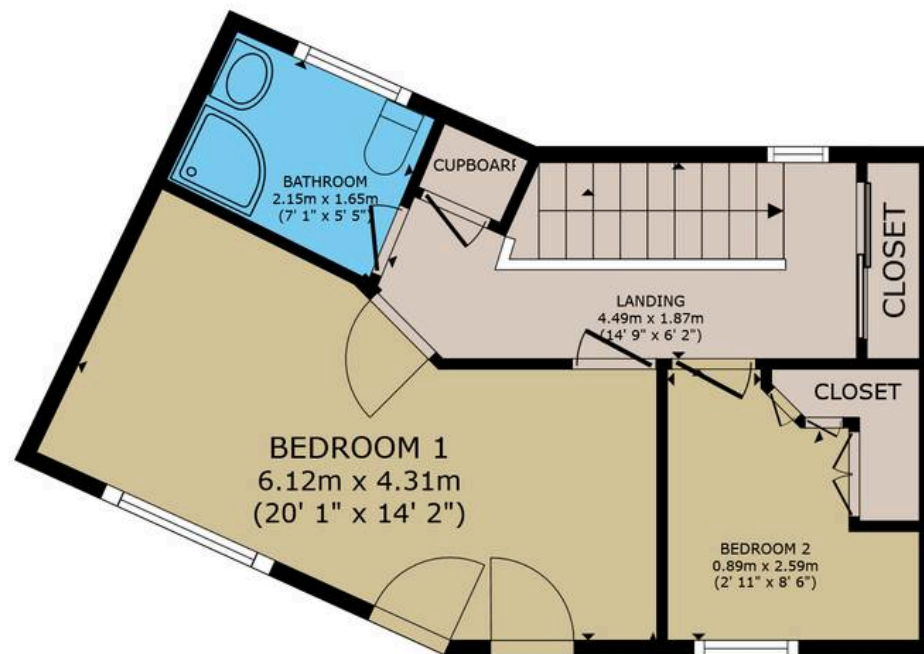
The bathroom is fully tiled, offering a clean and modern finish. It features a shower with an enclosure, a wall-mounted sink, and a towel rail for added convenience.







Ground Floor



First Floor

GROSS INTERNAL AREA
 FLOOR 1 42.9 m² (462 sq.ft.) FLOOR 2 35.1 m² (378 sq.ft.)
 TOTAL : 78.1 m² (840 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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