

To Let - Russell Road, Southport - Two Bedroom Terraced House **£900.00PCM**



KEY FEATURES:

- Two Bedroom Terraced House • Modern Feel Throughout • Newly Decorated Throughout • Off Road Parking • Double Glazing • Gas Central Heating • Sunny Aspect Garden • Available Late July •

Sales

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Rentals

T: 01704 543434

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Property Management

T: 01704 545800

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**The Property
Ombudsman**

Property Description

Anthony James is delighted to offer this well-presented two-bedroom mid-terrace home to the rental market, ideally located on Russell Road, Southport. This charming property features fresh, modern décor throughout and benefits from a sunny rear garden and off-street parking for one vehicle. Conveniently situated within walking distance of the amenities on Bispham Road, it also offers easy access to Southport Town Centre and Churchtown Village. Early viewing is highly recommended to fully appreciate this lovely home.

The property offers an attractive Victorian-style frontage with off-street parking suitable for one small car. Inside, there is an entrance porch and hallway leading to a spacious open-plan lounge and dining area. The fitted kitchen is accompanied by an adjoining utility area.

Upstairs, you will find two generously sized double bedrooms and a modern three-piece bathroom suite with shower over the bath. Externally, the property boasts a private rear garden with a mix of paving and lawn.

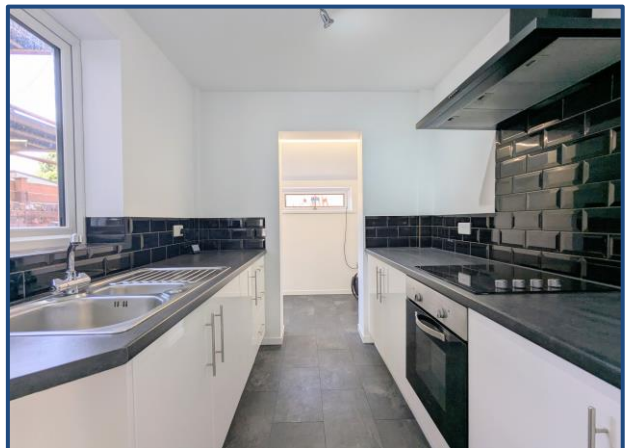
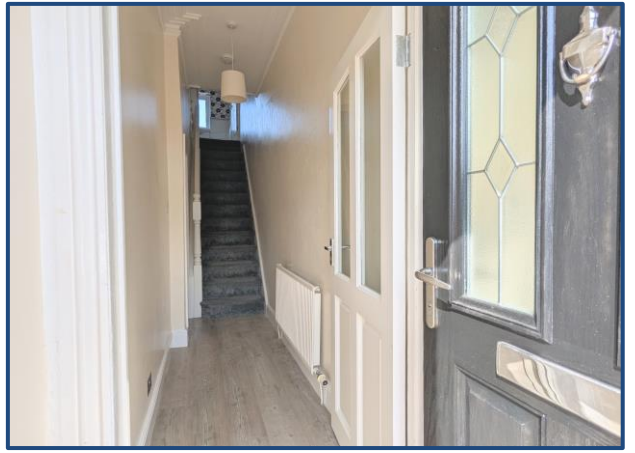
Additional features include gas central heating and UPVC double glazing throughout.

Please note, the property is managed directly by the landlord.

EPC Rating: D

Council Tax Band: B

Available from late July.



Rooms

Hallway

Entrance hallway decorated with neutral wallpaper painted walls & fitted carpets

Lounge / Diner

A bright and airy through lounge/diner boasting large bay window and rear facing french doors leading onto the garden. The space is decorated neutrally with fitted carpets.

Kitchen

A stylish neutral fitted kitchen comprising of base units in white with black laminate counters and stainless steel double sink. Cooking facilities include four ring electric ceramic hob & low level electric oven with canopy extractor fan. The space is decorated neutrally with metro tiles to counter areas & vinyl tile effect flooring.

Utility Area

A handy utility area providing space for a washing machine to be fitted. The space is decorated neutrally with tile effect vinyl flooring and UPVC door to the rear garden.

Landing

To the first floor is a typical Victorian split level landing. The space is decorated neutrally with fitted carpets and charming balustrade.

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Bathroom

A well presented three piece bathroom suite comprising of WC, sink with vanity unit, full sized bath (boasting shower over bath facilities). A handy cupboard provides extra storage space whilst housing the boiler. The room is decorated with tiles to wet areas & vinyl flooring.

Bedroom One

A front facing vast master bedroom boasting neutral decoration and fitted carpets.

Bedroom Two

A secondary double bedroom boasting neutral decoration and fitted carpets.

Garden

A rear low maintenance garden comprising of flag paved patio areas and a small lawn.



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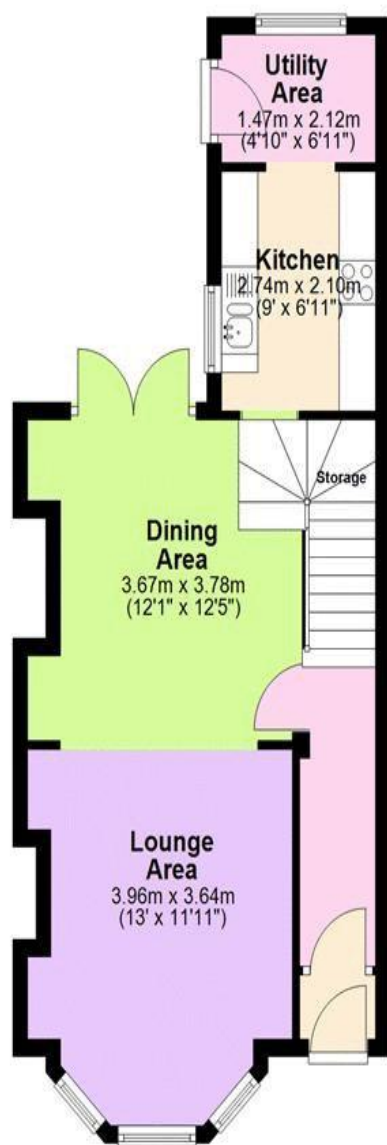
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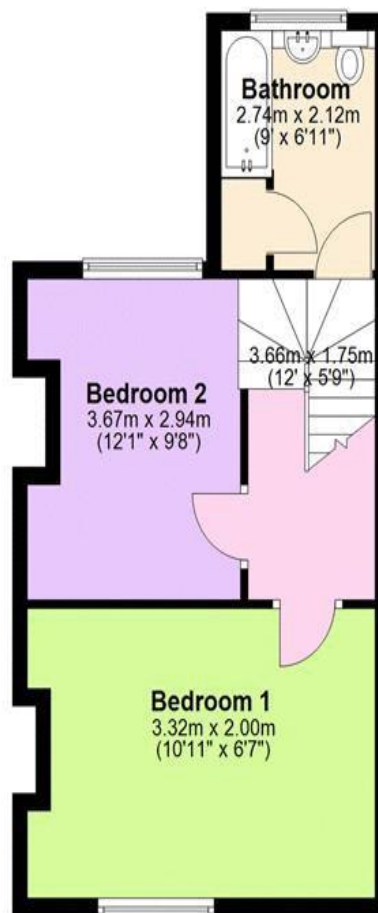


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Ground Floor



First Floor



Additional Information

EPC: D

Council Tax Band:

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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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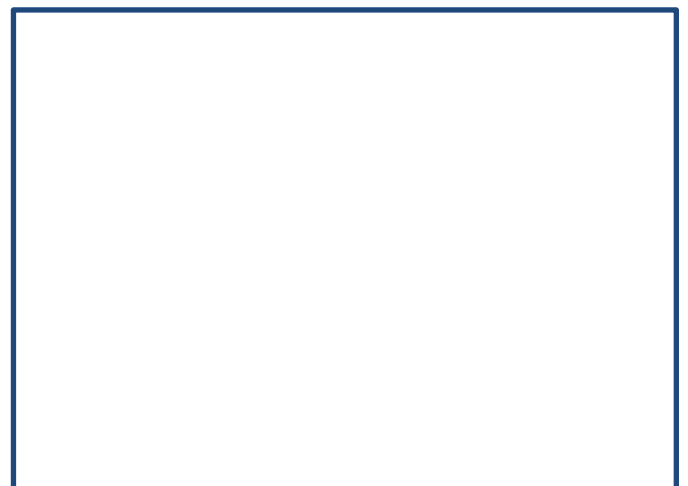
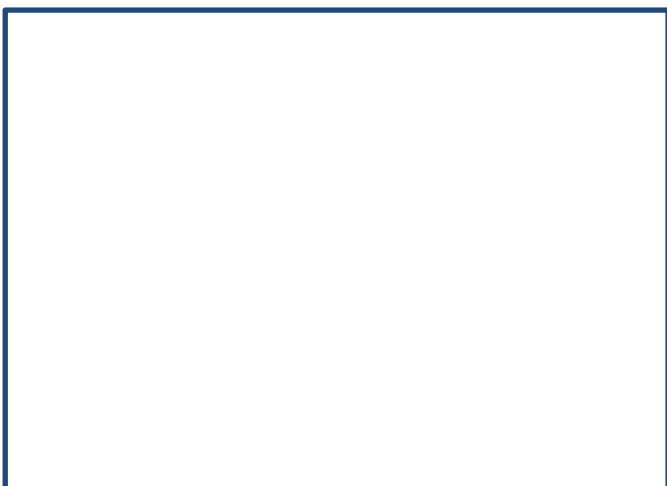
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