

To Let - Shore Road, Ainsdale Village - Three Bedroom Apartment **£950.00PCM**



KEY FEATURES:

- Ainsdale Village Location • Three Bedrooms • First Floor Apartment • Gas central Heating • Modern Kitchen • Modern Bathroom • Balcony Coming off Living Room • Council Tax Band: C •

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

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Property Management

T: 01704 545800

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**The Property
Ombudsman**

Property Description

Anthony James are delighted to offer this spacious three-bedroom first-floor apartment to the rental market, ideally located in the heart of Ainsdale Village. The property benefits from a fantastic range of local amenities, including cafés, bars, and independent shops, along with excellent rail and road links to Southport, Liverpool, Preston, and the surrounding areas. For those who enjoy the outdoors, Ainsdale Beach and the stunning sand dune nature reserve are both within walking distance, providing the perfect setting for scenic walks and nature exploration.

The accommodation briefly comprises a welcoming entrance hall, a modern bathroom, three well-proportioned bedrooms – two doubles and one single – a bright and spacious lounge with access to a private balcony, and a stylish kitchen featuring granite worktops and integrated appliances.

Additional benefits include gas central heating and UPVC double glazing. There is limited onsite parking available on a first-come, first-served basis.

Please note: This property is managed directly by the landlord. Early viewings are highly recommended to fully appreciate the quality and location of this well-presented apartment.

EPC Rating : C

Council Tax Band : C



Rooms

Hallway 23' 0" x 6' 8" (7.02m x 2.03m)

Measured to widest point. Fitted carpet, radiator, storage cupboard.

Bedroom 1 13' 0" x 12' 2" (3.97m x 3.70m)

Fitted carpet, large wardrobe, two double glazed windows to the front, radiator below.

Bedroom 2 13' 0" x 6' 10" (3.97m x 2.09m)

Fitted carpet, double glazed window to front, radiator below.

Bedroom 3 13' 0" x 6' 6" (3.97m x 1.97m)

Fitted carpet, double glazed window to front, radiator below.

Bathroom 9' 6" x 5' 7" (2.89m x 1.69m)

Three piece suite comprising of bath with shower above, basin in fitted unit, mirrored cupboard above, WC, Heated towel radiator, double glazed window to front. Fully tiled walls and floor.

Lounge 14' 11" x 16' 6" (4.55m x 5.02m)

Measured to widest point. Fitted carpet, radiator, electric remote controlled fireplace, sliding double glazed patio doors leading to balcony to the front.

Kitchen 16' 6" x 7' 5" (5.02m x 2.26m)

Modern fitted range of base and wall units, granite worktops above, inset bowl and half stainless steel sink with mixer tap, integrated electric oven, ceramic hob, electric fan above. Integrated fridge freezer, washing machine and dishwasher, pantry room with cupboard housing glow worm boiler. Double glazed window to front and side. Fully tiled floor.



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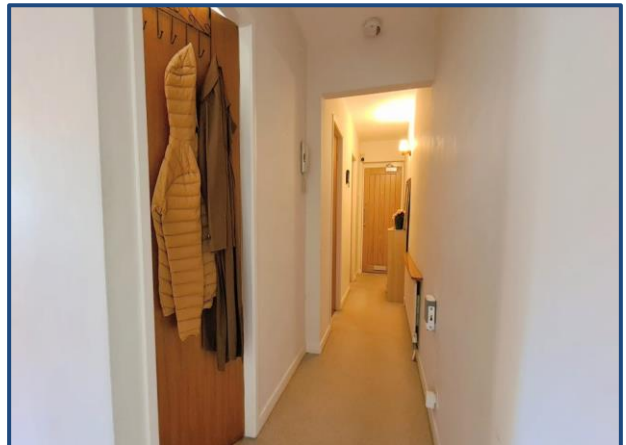
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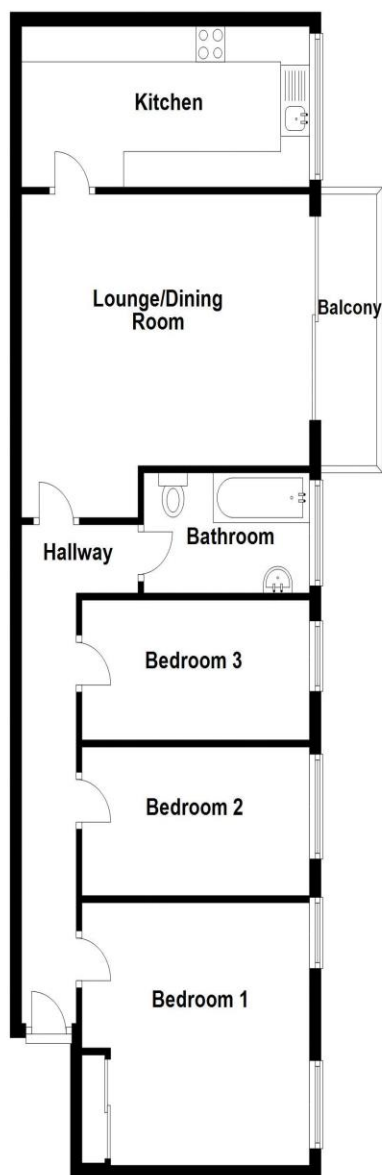
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First Floor



Additional Information

EPC: C

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	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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