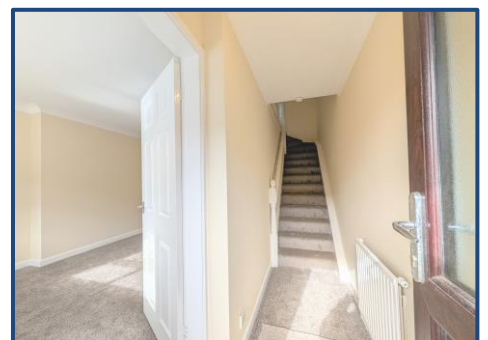
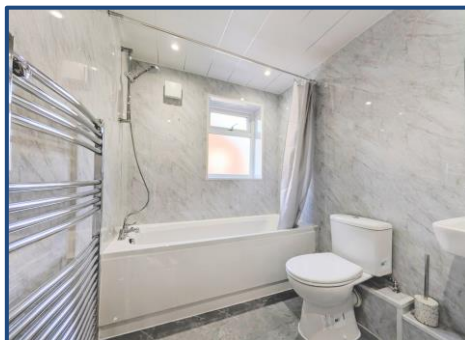


## To Let - Hawesside Street, Southport - Three Bedroom Semi **£1,200.00PCM**



### KEY FEATURES:

- Three Bedrooms • Semi Detached • Town Centre Location • Newly Refurbished Throughout • Rear Driveway • Neutral Family Bathroom • Kitchen Diner • Bright and Airy Lounge •

#### Sales

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#### Rentals

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E: rentals@ajestateagents.co.uk



#### Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



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## Property Description

Anthony James are delighted to offer for rent this well-presented three-bedroom semi-detached home, ideally located in the heart of Southport Town Centre. Just a short stroll from the many amenities of Central Twelve shopping centre and the vibrant mix of independent shops, cafés, and bars along Lord Street, the property combines convenience with lifestyle.

Excellent transport links are also within easy reach, with Southport Central Station providing direct connections to Liverpool and Manchester, alongside frequent bus services to Preston and the surrounding areas. The property benefits from gas central heating and UPVC double glazing.

The accommodation briefly comprises an entrance hall leading to a bright and spacious lounge and a modern kitchen/diner. To the first floor there is a landing, two generously sized double bedrooms, a single bedroom with integrated storage, and a brand new family bathroom complete with shower over bath.

Externally, the property offers off-road parking and a low-maintenance yard. It is available immediately, subject to satisfactory referencing.

Council Tax Band B

EPC Rating D



## Rooms

### Entrance Area

A quaint entrance hall decorated neutrally with fitted carpets and wall mounted coat hooks.

### Lounge

A bright and airy front facing lounge with window bay. The space is decorated neutrally with fitted carpets. Sliding doors lead onto...

### Kitchen Diner

A newly installed shaker-style kitchen with a sleek matt finish and dedicated dining area. It features a stainless-steel sink with mixer tap, a glossy four-ring electric hob, and a built-in low-level electric fan oven. The décor is neutral throughout, complemented by fitted vinyl flooring and marble-effect splashbacks.

### Landing

A well presented landing area with character balustrade. A positive airflow unit vents fresh air from the loft into the property. This space is decorated neutrally and fitted with carpets.

### Bathroom

A brand new bathroom clad with UPVC panelling to walls and ceilings whilst vinyl flooring is present to the floor. A white three piece bathroom suite comprising of WC, pedestal sink & bath with shower over bath facilities and shower curtain. A wall mounted mirror is also provided.

### Bedroom One

A front facing double bedroom decorated neutrally with fitted carpets



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### Bedroom Two

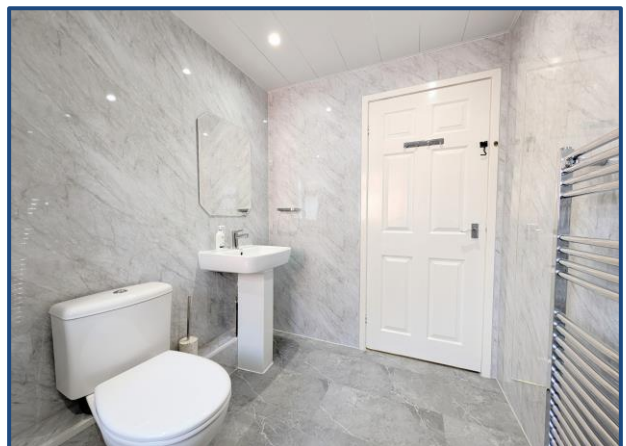
A rear facing double bedroom decorated neutrally with fitted carpets

### Bedroom 3

A single bedroom decorated neutrally with fitted carpets and boasts bulkhead storage.

### Yard

A rear facing yard flagged for low maintenance with a brick wall surrounding the space and opening for driveway access.



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Additional Information

EPC: D  
Council Tax Band: B  
Tenure:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 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](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**

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