



Shaws Avenue

Southport, PR8 4LD

£1,250 Per Month

Nestled in a tranquil cul-de-sac on Shaws Avenue, Southport, this charming three-bedroom semi-detached house is now available for rent. Perfectly suited for families or professionals seeking a peaceful retreat, this property boasts a welcoming atmosphere and modern comforts.

Upon entering, you will find a spacious reception room that offers a delightful space for relaxation and entertaining. The house features three well-proportioned bedrooms, providing ample room for rest and personal space. The bathroom is both stylish and functional, ensuring a pleasant experience for all residents.

The property is complemented by a lovely rear garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, off-street parking is available, providing convenience and peace of mind.

This semi-detached house combines comfort with contemporary living, making it an excellent choice for those looking to settle in a serene environment while still being close to local amenities. Don't miss the opportunity to make this delightful property your new home.

- Three bedroom semi-detached house
- Quiet cul-de-sac location
- Recently refurbished interior
- Spacious rear garden
- Off-street parking available
- Located on Shaws Avenue
- Close to local amenities
- Viewing highly recommended
- Monthly garden maintenance included in the rent

Viewing

Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



3



1



1



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.