



House (EPC Rating: D)

75 MATLOCK ROAD, SOUTHPORT, PR8 4EL

Per Month

£1,100 Per



FEATURES

- Two Bedroom Semi Detached House
- Two Reception Rooms
- Two Double Bedrooms
- Large Rear Garden
- Off Road Parking For One Vehicle
- Newly Refurbished Throughout
- Dressing Room/Office
- EPC Rating : D



2 Bedroom House located in Southport

Hallway

Lounge

A neutrally decorated bay fronted lounge with fitted carpets. An electric fire is present with painted wood mantelpiece.

Dining Room

A rear facing dining room with large patio doors overlooking the rear garden. The space is decorated neutrally with fitted flooring. A handy understairs cupboard provides extra storage.

Kitchen

A beautifully presented shaker style kitchen with matt effect base and eye level cabinetry and slimline laminate counters with stainless steel sink. Cooking facilities include four ring gas hob and low level electric oven. The space is decorated neutrally with tiles to counter areas and laminate flooring. A back door leads to the patio.

Landing

Master Bedroom

A large and spacious front facing master bedroom decorated neutrally with fitted carpets.

Bedroom Two

A secondary rear facing double bedroom boasting neutral decoration and fitted carpets

Dressing Room/Office

A third handy space decorated neutrally with fitted carpets. Please note, this room cannot accommodate a full sized bed due to dimension limitations.

Bathroom

A three piece bathroom suite comprising full size bath with thermostatic shower and glazed screen, pedestal basin & WC. The space is decorated neutrally with tiles to wet areas and vinyl flooring with heated towel rail.

External

A large rear garden with storage shed and two patio areas with large lawns and access to the front of the property via gate.



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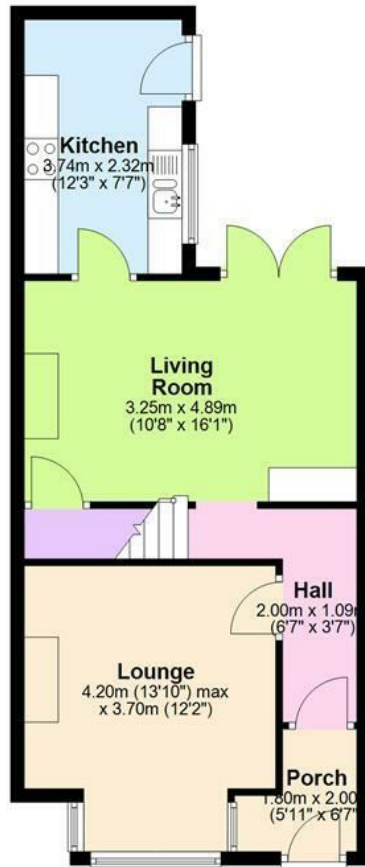
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Council Tax Band

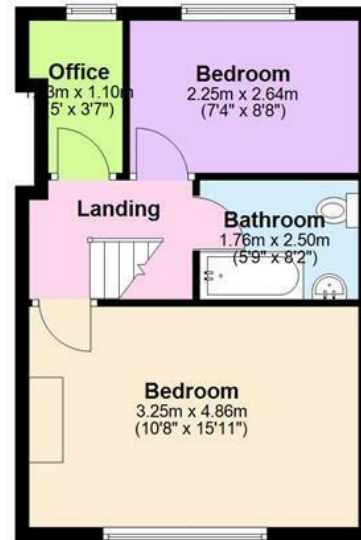
B



Ground Floor



First Floor



All measurements are approximate and are intended for general reference only. Floor plans may not be to scale. Viewers are advised to verify all measurements and dimensions independently.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

