



## 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.



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## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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