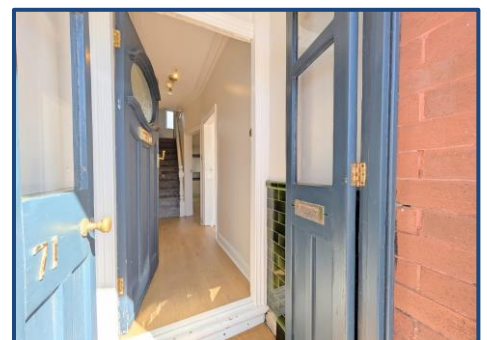
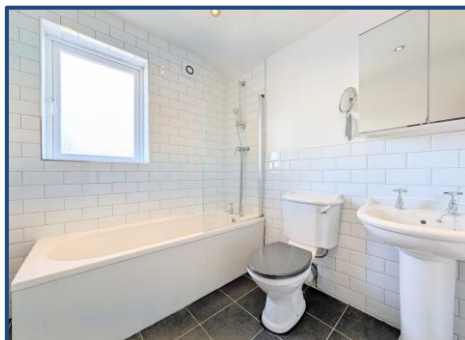
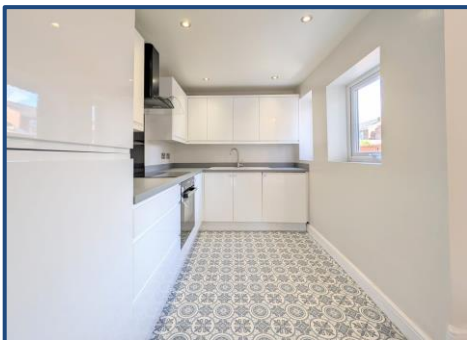


## To Let - Old Park Lane, High Park - Two Bedroom Semi £995.00PCM



### KEY FEATURES:

- Available Early May 2026 • Victorian Semi Detached • Two Bedroom House • Large Front Driveway • Modern Kitchen / Diner • Gas Centrally Heated • Double Glazed • EPC Rating : C •

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ARMA  
ASSOCIATED REALTORS  
MANAGING AGENTS



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## Property Description

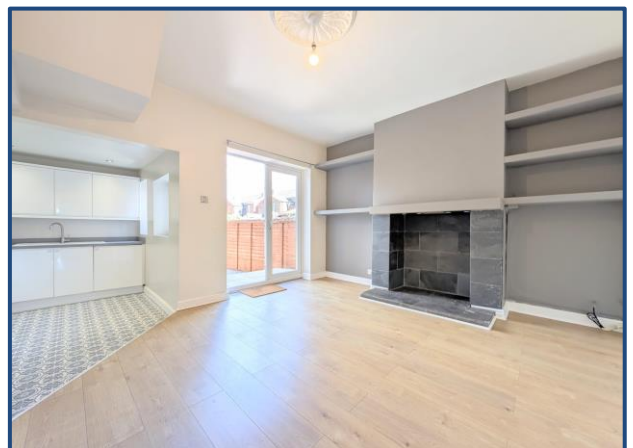
Anthony James are delighted to offer to the rental market this charming and well-presented two-bedroom Victorian semi-detached home, ideally located within a short walk of both High Park Centre and Churchtown Village, where a wide range of amenities can be found.

The property benefits from excellent transport links, with convenient access to local bus services serving the surrounding areas, as well as ample off-road parking. Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

The accommodation briefly comprises an enclosed porch, entrance hallway, bay-fronted living room, rear dining room, and kitchen. To the first floor, there are two double bedrooms and a family bathroom.

Externally, the property features a utility outhouse and a small, unenclosed rear garden.

Please note that the landlord may occasionally use the driveway to access the rear lockup.



## Rooms

### Hallway

### Living Room

Wooden flooring with a large bay window facing the front of the property. White painted walls and gas central heating. Capped decorative wooden fireplace.

### Dining Area

Laminate wooden flooring with white painted walls and a blue/grey accent wall with fitted shelves and capped tiled fireplace. Patio doors leading to the rear garden.

### Kitchen

Vinyl flooring with white base and wall units. Electric hob and oven, with fitted dishwasher and integrated fridge and freeze.

### Landing

### Bathroom

Three piece bathroom. Bath with over head shower. Toilet and sink. Tiled flooring with white painted walls and tiles to back splash area. Fitted wall cabinet with mirror doors.



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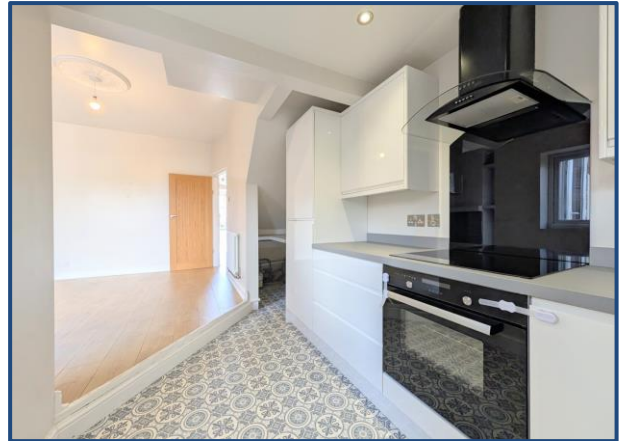
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### Bedroom One

Fitted carpet with white painted walls and blue accent to the chimney breast. Window facing the rear of the property.

### Bedroom Two

Fitted carpet with grey painted walls. Window facing the front of the property with large radiator below.



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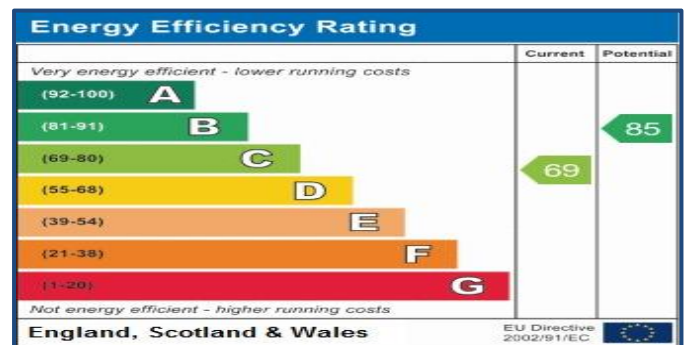


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**Additional Information**

EPC: C  
 Council Tax Band: B  
 Tenure: APT



**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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