

**To Rent**

**St Pauls Street, PR8 1LZ**



**£995 per month - Available**

### **3 bedroom Maisonette**

- ✓ **Three Bedroom Maisonette**
- ✓ **Modern Fitted Kitchen**
- ✓ **Long Term Let Available**
- ✓ **Off Road Parking to Front**
- ✓ **Split Level with Character**
- ✓ **Modern Spacious Apartment**
- ✓ **Enclosed Rear Courtyard**
- ✓ **EPC Band Rating - TBC**



## Description

Bailey Estates are delighted to present TO LET this very attractive and spacious three-bedroom split-level maisonette, available immediately and offering the potential for a long-term tenancy.

The property is ideally located on St Paul's Street, Southport a popular and well-connected residential area. Within walking distance, you'll find local amenities, schools, and public transport links including nearby bus routes and Southport train station, making commuting into Liverpool and beyond both convenient and reliable. The vibrant town centre, with its variety of shops, cafés, and restaurants, is also just a short distance away.

Beautifully maintained throughout, the maisonette benefits from its own private entrance into a welcoming ground-floor hallway, with stairs rising to the first-floor accommodation. The extensive, split-level landing provides access to a front-facing room, ideal as a bedroom or study. Adjacent to this is a modern bathroom complete with a bath and overhead shower, a hand wash basin, and a separate cloakroom/WC for added convenience.

Moving up to the main landing, you'll find a modern fitted kitchen with integrated oven and hob, plentiful upper and lower base units, and space for a freestanding fridge freezer. From the kitchen, and also from the landing, you can access a spacious reception lounge, perfect for family living or entertaining. Two further double bedrooms are located at the rear of the property.

Externally, the property boasts a private, enclosed rear courtyard, a front driveway, offering off road parking a rare and valuable feature in rental properties of this type.

This superb home is not to be missed early interest is expected. To arrange your viewing, contact Bailey Estates Lettings today on 01704 564163.

## Location

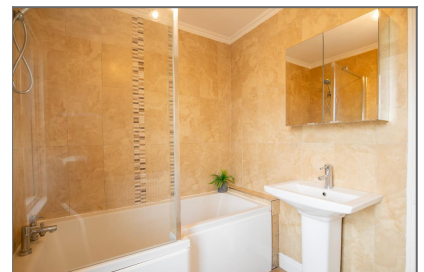
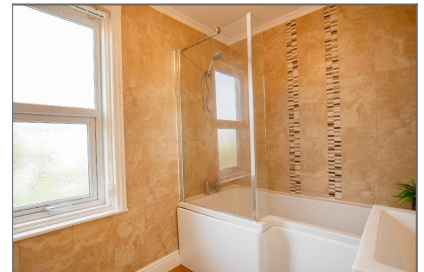
Leave Bailey Estates and travel through the village to Alma Road. Turn right into Alma Road and continue to Aughton Road. Turn left into Aughton Road and right turn in to Hollybrook and onward into Talbot Road. Turn 1st left into Belmont Street and 1st left into St Pauls Street. The property will be easily identified on the left-hand side by a Bailey Estates 'To Let' board.

## Ground Floor

**Entrance - 9' 0" x 8' 0" (2.76m x 2.44m)**

## Upper Ground Floor

**Bathroom - 7' 8" x 5' 11" (2.37m x 1.82m)**



**WC - 5' 10" x 3' 2" (1.8m x 0.99m)**

**Bedroom 3 - 11' 1" x 5' 10" (3.39m x 1.8m)**

## First Floor

**Hallway - 20' 3" x 12' 0" (6.18m x 3.67m)**

**Kitchen - 10' 2" x 8' 10" (3.12m x 2.71m)**

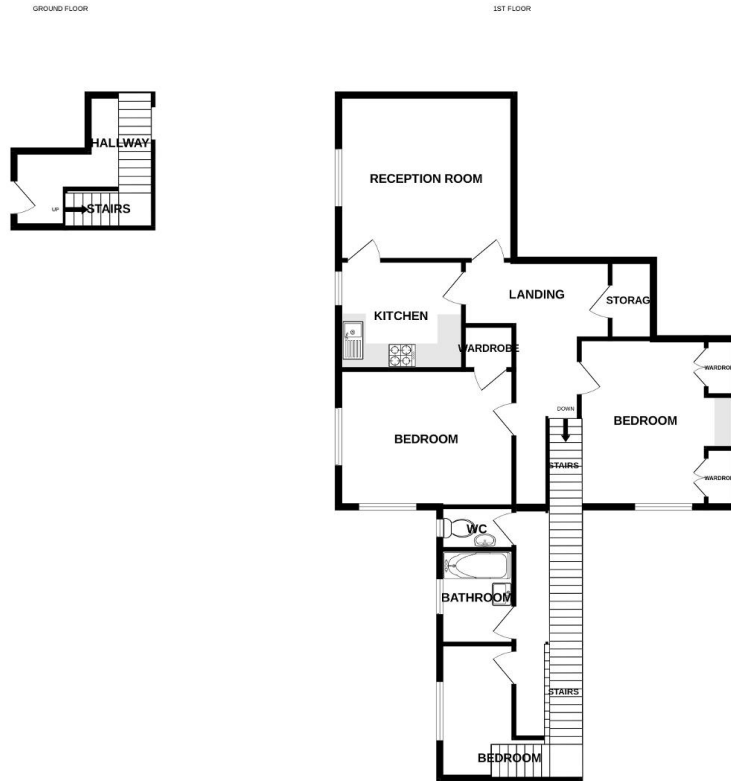
**Reception Lounge - 13' 6" x 14' 5" (4.14m x 4.41m)**

**Bedroom 1 - 12' 10" x 13' 10" (3.93m x 4.23m)**

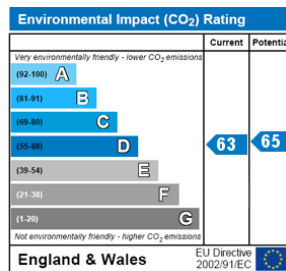
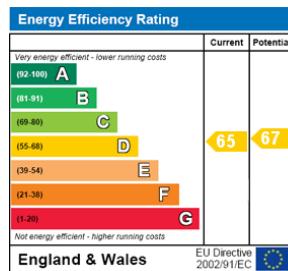
**Bedroom 2 - 11' 4" x 13' 11" (3.47m x 4.26m)**



## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Additional Information

Local Authority - Sefton Council  
EPC - To Be Confirmed  
Council Tax Band - B

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.