

**To Rent**

**Sidney Road, Churchtown, PR9 7EX**



**£1,000 per month - Let Subject to Contract**

**2 bedroom Semi-Detached**

- ✓ **Two Dbl Bedroom Semi-Detached**
- ✓ **Completely Immaculate Throughout**
- ✓ **Two Double Bedrooms**
- ✓ **Extensive Garden to Rear**
- ✓ **Front & Rear Reception Rooms**
- ✓ **Kitchen, Cloak/WC and Sun Room**
- ✓ **Large Family Bathroom**
- ✓ **EPC Band Rating - 'D'**



## Description

**\*\* Being offered with availability in August and with the potential of a long term LET \*\***

Recently renovated throughout and immaculately presented, this two-bedroom property semi-detached family home offers the future tenants tasteful presentation, excellent condition, and spacious living throughout.

To the ground floor, there is an enclosed front storm porch, inviting entrance hallway, front and rear through reception rooms, a modern fitted kitchen with appliances, separate cloak/WC, and a rear sunroom. To the upper floors there is a large family shower room situated to the half landing whilst to the first floor there are two spacious double bedrooms.

To the front exterior, the property boasts a modern block paved driveway for off-road parking whilst to the rear aspect there is an extensive majority grass laid to lawn rear garden with paved patio terrace to the immediate rear of the house. In addition, there is a storage shed and greenhouse.

For further information and to arrange an early recommended viewing please contact Bailey Estates lettings department on: 01704 564163.

## Location

Travelling north on Lord Street, take the 3rd exit at the fire station roundabout into Manchester Road. At the 3rd set of traffic lights (on Roe Lane) turn right into Norwood Avenue. At the second junction turn left into Fisher Drive and onward into Sidney Road. The property is situated on the right-hand side easily identified by a Bailey Estates TO LET board.

## Ground Floor

**Storm Porch - 3' 3" x 2' 9" (1m x 0.85m)** An enclosed front storm porch with a decorative glazed UPVC framed front door, tiled floor laid within.

**Entrance Hallway - 11' 9" x 3' 2" (3.6m x 0.97m)** A decorative glazed interior front door opens into an inviting entrance hallway with a light wood effect floor that is laid throughout, and a panelled radiator is presented to the sidewall. Wall lights are presented at high level and stairs directly to front rise to the first floor.

**Front Reception Lounge - 13' 11" x 11' 9" (4.26m x 3.6m)** An attractive front reception lounge with a bay to the front aspect housing UPVC glazed windows. Double panelled radiator presented to the interior sidewall whilst to the side chimney breast there is an open fireplace and marble hearth which presently houses a multi-fuel stove. A rear archway opens through into a rear reception dining room with a light oak floor laid throughout.



Front Reception Lounge



Reception Rooms



Reception Rooms



Kitchen



**Rear Reception Lounge/Dining Room - 13' 1" x 12' 4" (4m x 3.78m)** Rear reception/ dining room where the oak wood effect floor continues throughout. Panelled radiator presented to the interior sidewall. The side chimney breast presently houses a log effect, living flame gas fire. To the rear, there are UPVC glazed French doors which open out onto the side courtyard.

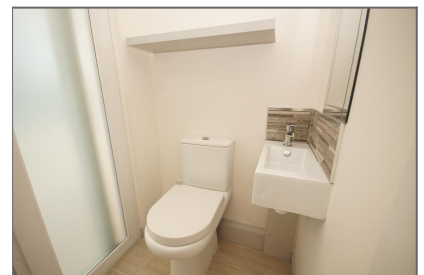
**Kitchen - 15' 2" x 7' 10" (4.64m x 2.4m)** A modern fitted kitchen with a tiled floor laid throughout. UPVC glazed side window and sliding rear doors which open through to the conservatory. There is a good selection of base and eye level storage units fitted within with a low level electric oven, four ring electric hob and overhead extractor, stainless steel sink and drainer, and ample space and services under counter for additional electric appliances.

**Sun Room/Conservatory - 8' 7" x 9' 0" (2.64m x 2.75m)** Rear sun room/conservatory with UPVC glazed windows and French doors to the rear, fully tiled floor laid throughout whilst to the apex ceiling is a high-speed fan & ceiling light combined.

**Separate Cloak/WC - 3' 9" x 2' 11" (1.15m x 0.9m)** A separate cloak/WC with a tiled floor laid within, light to centre ceiling, frost glazed full-height window to rear. The suite is comprising of a wall-mounted washbasin and a low-level dual flush WC.



Kitchen



Cloak/WC

## First Floor

**Master Bedroom - 15' 4" x 10' 11" (4.7m x 3.35m)** Spacious front master bedroom with an oak wood effect floor which is laid throughout, twin UPVC glazed front windows with two panelled radiators presented below. To the interior side wall is a free-standing mirrored door wardrobe.

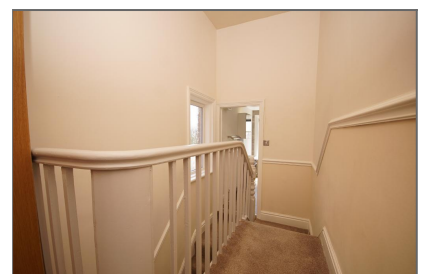
**Landing - 12' 11" x 5' 1" (3.95m x 1.57m)** First floor split level landing with a spindle balustrade banister rail. Hatch in ceiling for loft access. Free standing, full height storage cupboard presented to the interior side wall. There is a decorative glazed UPVC window to the side aspect.

**Rear Bedroom 2 - 12' 11" x 10' 0" (3.95m x 3.07m)** A rear double bedroom with a UPVC glazed rear window and panelled radiator presented to the side chimney breast. An oak wood effect floor is laid throughout whilst to the front of the room is a full suite of full height wardrobes and a glass door storage cabinet.

**Shower Room - 9' 10" x 8' 0" (3m x 2.45m)** Situated to the half landing is this spacious and modern fitted family shower room. UPVC decorative glazed rear window and panelled radiator presented to the exterior sidewall. A light wood effect floor is laid throughout and partial tiling to side and rear wall. The suite is comprising of a double glass screen walk-in shower, washbasin presented over a vanity storage unit and a low-level dual flush WC. Recessed lighting to ceiling.



Sun Room/Conservatory



1st Floor Landing

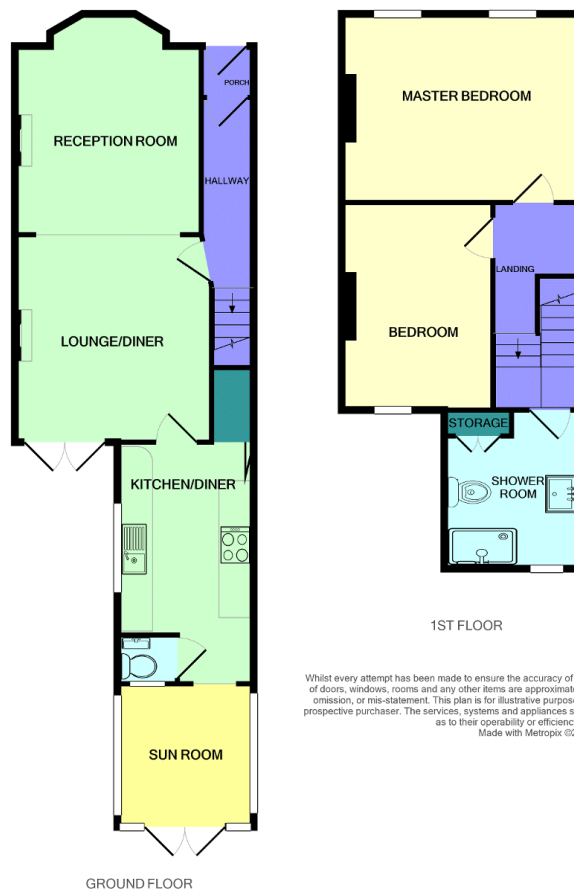
## Exterior

**Front Exterior -** An inviting front exterior with double wrought iron gates to the

front aspect that open into a modern block paved driveway with ample parking for 2 family size vehicles. There are well-stocked borders to the side aspect which host a range of bushes, shrubs, and plants within.

**Rear Exterior** - The property benefits from an excellent rear garden which is flagged and paved to the immediate rear providing a patio terrace which in turn, leads out onto a good family size grass laid to lawn garden with storage shed and greenhouse. High panelled fencing and walls adorn the side and rear perimeter, whilst the borders host a good selection of shrubs, trees and bushes within.

## Floorplans



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
62	76
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
56	70
England, Scotland & Wales	
EU Directive 2002/91/EC	

## Additional Information

Local Authority - Sefton Council

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.