

To Rent

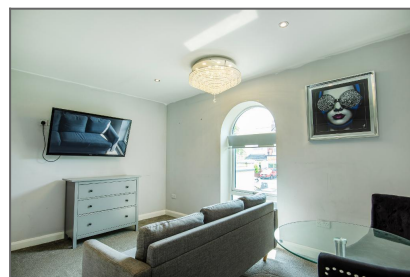
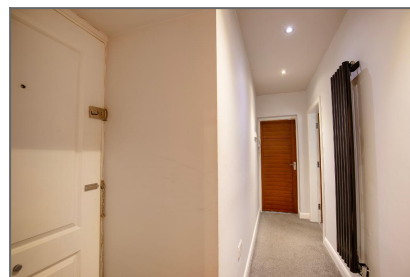
83 Manchester Road, PR9 9BN



£750 per month - Available

1 bedroom Apartment

- ✓ **1 Bedroom Apartment**
- ✓ **Part Furnished**
- ✓ **Off Road Parking**
- ✓ **Kitchen Reception Room**
- ✓ **Close To Local Amenities**
- ✓ **Immediate Availability**
- ✓ **EPC BAND B**



Description

Bailey Estates is delighted to offer To Let this one-bedroom apartment, ideally located on Manchester Road, Southport.

Positioned on a prominent corner plot, this property enjoys a well-maintained exterior with attractive side gardens and convenient off-road residents' parking located to the rear. Situated directly opposite a selection of local shops and with excellent transport links via nearby bus stops, this location offers both comfort and connectivity.

Accessed via a striking staircase leading up to the main entrance, the apartment is found on the first floor within a well-kept communal hallway. Once inside, the private entrance hall provides access to all rooms, beginning with a stylish, modern shower room complete with shower cubicle, vanity unit with wash basin, and WC.

The double bedroom is a good size and benefits from front-facing open-plan kitchen and reception room provides a welcoming living space. The kitchen is neatly fitted and includes an integrated fridge freezer, electric oven, and hob.

This is a fantastic opportunity to secure a smart, well-located apartment within easy reach of Southport town centre.

Don't miss out, call Bailey Estates Lettings today on 01704 564163 to arrange your viewing.

Location

Leaving Bailey Estates office head south on Liverpool Road then at the traffic lights turn left onto Eastbourne Road. Continue straight for approximately 1.6 miles then turn left onto Hawkshead Street. Then turn left onto Manchester Road where this property will be on your right, easily identified by a TO LET board

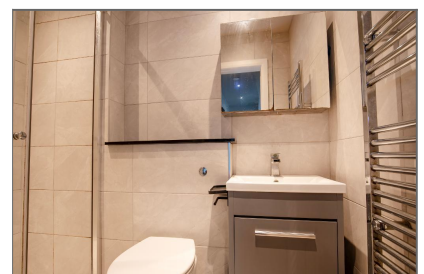
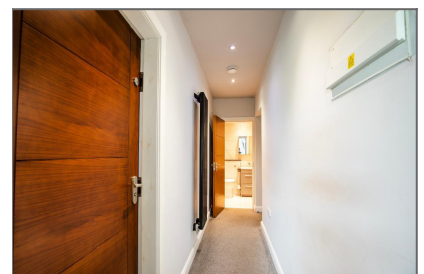
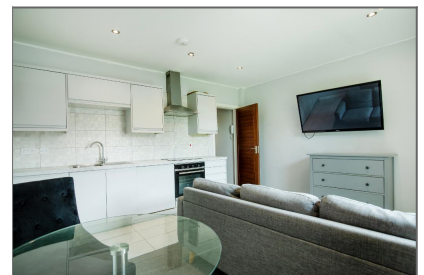
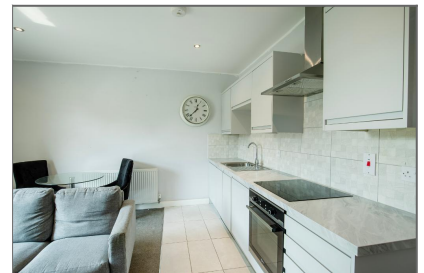
First Floor

Entrance Hallway - 13' 4" x 5' 7" (4.07m x 1.71m)

Shower Room - 7' 2" x 4' 4" (2.19m x 1.33m)

Bedroom - 13' 4" x 10' 10" (4.07m x 3.32m)

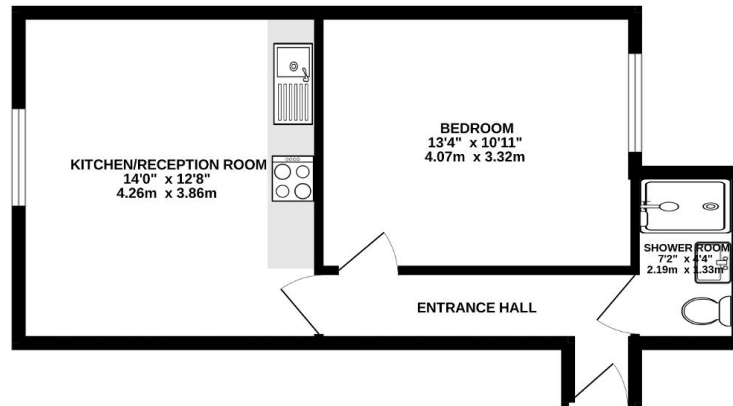
Kitchen/Reception Room - 13' 11" x 12' 7" (4.26m x 3.86m)





Floorplans

FIRST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA - 402 sq.ft. (37.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 82 B | 82 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional Information

EPC - Band B
Local Authority - Sefton Council
Council Tax Band - C

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.