

**To Rent**

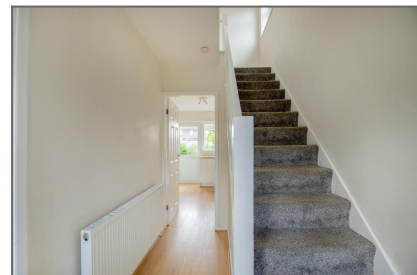
**Rose Crescent, Woodvale, PR8 3SA**



**£1,100 per month - Let Subject to Contract**

**3 bedroom Semi-Detached**

- ✓ **3 Bedroom Semi Detached**
- ✓ **Located in an ideal Ainsdale location**
- ✓ **Close To Local Amenities**
- ✓ **Off Road Driveway Parking**
- ✓ **Immediate Availability**
- ✓ **Modern Finish Throughout**
- ✓ **Large South Facing Rear Garden**
- ✓ **Easy Access to Formby By-Pass**



## Description

Bailey Estates is thrilled to present this well-maintained three-bedroom semi-detached property for LET, located on Rose Crescent in the desirable area of Ainsdale, Southport. This fantastic location offers easy access to well-regarded local schools, making it an ideal choice for families. Commuters will also appreciate the proximity to the Formby Bypass, providing convenient connections to surrounding areas. For those who enjoy the outdoors, the stunning Ainsdale Sand Dunes are nearby, offering scenic walks and nature trails. Additionally, the vibrant village of Ainsdale is just a short distance away, boasting a variety of shops, cafés, and amenities.

The property itself is beautifully maintained and benefits from gas central heating and UPVC double glazing throughout, ensuring a warm and energy-efficient living environment. Most rooms are fitted with stylish Hillarys blinds, adding both elegance and privacy.

Upon entering, you are welcomed into a bright entrance hallway, with stairs rising to the first floor. The front reception room is flooded with natural light, thanks to an almost floor-to-ceiling bay window, creating a bright and inviting space. To the rear, the dining room enjoys views over the expansive south-facing garden, making it an ideal setting for family meals or entertaining.

The fitted kitchen is bright and modern, featuring an integrated electric oven and gas hob. A window above the sink provides pleasant garden views, while an external side door allows easy access to the outdoor space.

Upstairs, the home boasts two spacious double bedrooms and a single bedroom, all designed to capture an abundance of natural light, creating a bright and airy atmosphere. The first-floor family bathroom is finished to a high standard, comprising a WC, heated towel rail, sink, and a bath with an overhead shower attachment. A generous landing adds to the sense of space and also features a useful storage/airing cupboard.

Externally, the property has a stone-laid driveway to the front, providing off-road parking for two cars. A selection of shrubs enhances the curb appeal, and a side gate offers convenient access to the rear garden. The south-facing garden is a standout feature, offering a wonderful outdoor space with a patio area and a well-maintained lawn. Additional benefits include an outdoor electric socket and a storage area, making it perfect for entertaining or simply enjoying the fresh air.

Don't miss the opportunity to make this delightful property your next home. Contact our lettings team today on 01704 564163 to arrange a viewing.

## Location

Leaving Bailey Estates office head north through the village and over the train tracks, continue until you reach the roundabout for the Costal Road. At the roundabout take the 1st exit onto the Costal Road and continue here for 5miles towards Woodvale. When you reach the traffic lights turn left, then take your first



right onto Woodvale Road. Take the first left onto Cherry Road then your next left onto Rose Crescent where this wonderful home will be on your left.

## Ground Floor

**Entrance Hallway - 11' 0" x 5' 10" (3.36m x 1.79m)**

**Lounge - 13' 1" x 14' 1" (3.99m x 4.31m)**

**Sitting/Dining Room - 10' 10" x 11' 1" (3.32m x 3.39m)**

**Kitchen - 10' 10" x 8' 11" (3.32m x 2.72m)**



## First Floor

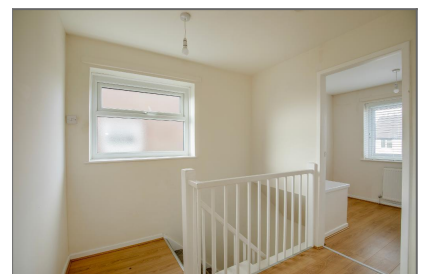
**Landing - 8' 0" x 7' 11" (2.46m x 2.43m)**

**Bedroom 1 - 12' 0" x 10' 10" (3.67m x 3.32m)**

**Bedroom 2 - 11' 1" x 11' 4" (3.39m x 3.47m)**

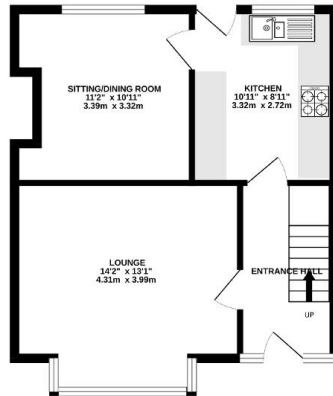
**Bedroom 3 - 8' 5" x 8' 11" (2.59m x 2.72m)**

**Bathroom - 5' 7" x 8' 0" (1.72m x 2.44m)**

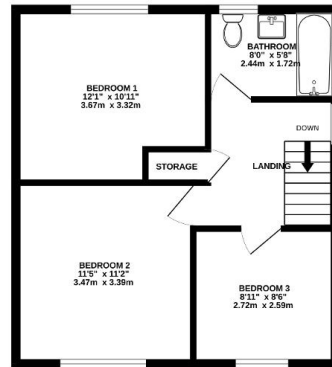


## Floorplans

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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.