

To Rent

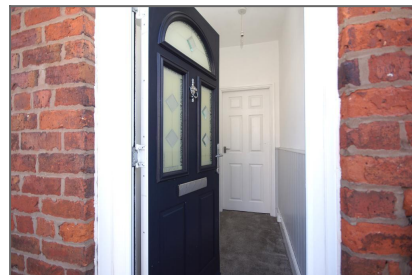
Banastre Road, PR8 5BQ



£950 per month - Let Subject to Contract

2 bedroom Semi-Detached

- ✓ **Two Bed Semi Detached**
- ✓ **Grd Flr Kitchen & Bathroom**
- ✓ **Two Great Size Bedrooms**
- ✓ **Potential Of Long Term Let**
- ✓ **Immediate Availability**
- ✓ **Enclosed Rear Courtyard**
- ✓ **Spacious Reception Lounge**
- ✓ **EPC Band Rating - 'D'**



Description

'2' BEDROOM SEMI DETACHED

Ideally situated for local amenities, primary schools and a short distance to Birkdale Village stands this semi detached residence being offered with the potential of a long term let.

This spacious property is briefly comprising to the ground floor of an entrance hallway providing access into the reception lounge, rear fitted kitchen, a ground floor bathroom with three piece suite and a rear utility room with space and services in place for additional white good appliances.

To the first floor there are two good size double bedrooms. The property also benefits from uPVC glazing and gas central heating.

To the front exterior is a flagged and paved driveway which provides parking provision for one family size vehicle. Whilst to the rear, with access via a shared driveway there is an enclosed hard standing courtyard for ease of maintenance.

For further information and to arrange a viewing please contact Bailey Estates lettings office on 01704 564163.



Location

Leave Bailey Estates and head down Bolton Road. Continue over the junction into Clarence Road and at the end take a right into Upper Aughton Road. At the roundabout take a left into Mosley Street and at the far junction turn left into Banastre Road where the property is situated on the left hand side.

Ground Floor

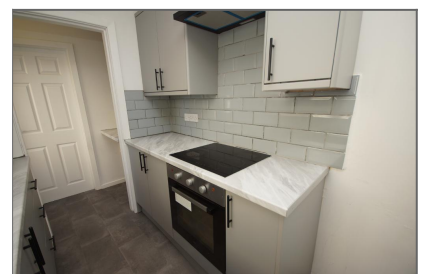
Entrance Hallway - 6' 8" x 3' 4" (2.05m x 1.02m)

Reception Lounge - 22' 2" x 12' 11" (6.78m x 3.95m)

Kitchen - 7' 10" x 6' 4" (2.41m x 1.94m)

Utility Room - 7' 0" x 2' 10" (2.15m x 0.87m)

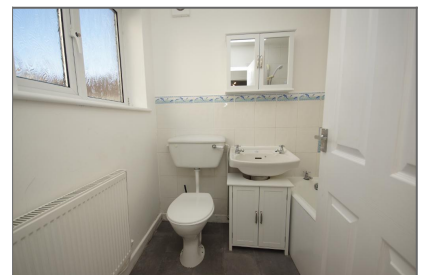
Bathroom - 6' 4" x 5' 4" (1.94m x 1.63m)



First Floor

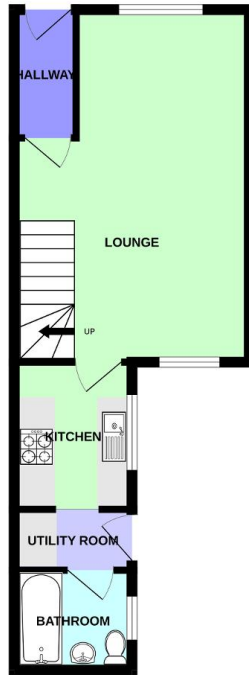
Front Bedroom 1 - 13' 8" x 9' 11" (4.19m x 3.04m)

Rear Bedroom 2 - 11' 10" x 10' 9" (3.62m x 3.3m)

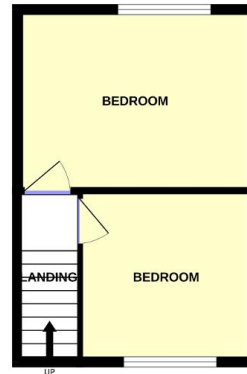


Floorplans

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (55.9 sq.m.) approx.

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.
Made with Metropack CS2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Local Authority - Sefton Council
Council Tax - A

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.