

**Wainwright  
&  
Edwards**

**TO LET**  
01772 814863



£1,300 Per Calendar Month

31 Bedford Road, Southport, PR8 4HU



### PROPERTY SUMMARY

A beautifully presented and recently refurbished semi detached house convenient for Birkdale Village and local schools. The accommodation comprises open plan living area incorporating lounge and dining area leading to newly fitted kitchen with integrated appliances and double doors leading to landscaped private rear garden. To the first floor there are three bedrooms and bathroom with modern white suite. The property benefits from gas central heating, double glazing, off street parking and private rear garden. Available immediately!!





## LOCAL AUTHORITY

Sefton

## TENURE

## COUNCIL TAX BAND

B

| Energy Efficiency Rating                           |                            |  |
|--|----------------------------|--|
|  | Current                    | Potential  |
| <i>Very energy efficient - lower running costs</i> |                            |  |
| (92 plus) <b>A</b>                                 |                            |  |
| (81-91) <b>B</b>                                   |                            | <b>87</b>  |
| (69-80) <b>C</b>                                   | <b>72</b>                  |  |
| (55-68) <b>D</b>                                   |                            |  |
| (39-54) <b>E</b>                                   |                            |  |
| (21-38) <b>F</b>                                   |                            |  |
| (1-20) <b>G</b>                                    |                            |  |
| <i>Not energy efficient - higher running costs</i> |                            |  |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

### OFFICE ADDRESS

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### CONTACT

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