



## Cressingham Road, New Brighton, CH45 2NS

£1,700 PCM

 4 Bedroom  2 Reception  2 Bathroom 

Hewitt Adams is delighted to offer to the rental market this incredible four-bedroom semi-detached property, beautifully presented in immaculate condition both inside and out and finished to an exceptionally high standard.

Properties of this quality rarely become available to rent in such a sought-after location, making this a fantastic opportunity for prospective tenants.

The property is situated on Cressingham Road in New Brighton, ideally positioned for everything the area has to offer, including a fantastic range of local amenities, excellent schooling and convenient transport links.

Internally, the ground floor briefly comprises a welcoming entrance hallway, a spacious lounge and an impressive kitchen diner, creating a superb space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, including an impressive master bedroom which benefits from its own stylish en-suite, along with a separate family bathroom. The second floor is home to an incredible fourth bedroom, offering a fantastic amount of space along with lovely views.

Externally, the property benefits from on-street parking and a private rear yard.

### Furniture to be included

2 x Wardrobes in master bedroom  
1 x Chest of drawers in master bedroom  
1 x Wardrobe in small bedroom  
1 x Wardrobe in back bedroom  
Dinning table and chairs  
Washing Machine\*  
Fridge freezer\*  
Dishwasher\*  
2 x island stools in kitchen  
All the blinds in all rooms  
Curtains in the Master bedroom  
There is a small table and 4 chairs in the garden along with a small plastic padlocked garden storage unit

### Entrance

A composite front door with a stylish black up-lighter provides access into the property

### Hallway

A welcoming hallway with LVT flooring, radiator, useful storage beneath the stairs and an additional deep storage cupboard providing excellent storage space.

### Lounge

A cosy and inviting front lounge featuring a bay window to the front elevation, radiator and an attractive display fireplace, which is not currently in use.

### Kitchen/Diner

An incredible open-plan living and entertaining space with a window and French doors overlooking and providing access to the rear courtyard. The room benefits from LVT flooring, a radiator and a log burner, creating a warm and inviting atmosphere.

The kitchen itself is fitted with a stylish range of shaker-style wall and base units complemented by granite worktops, with an overhang creating a convenient breakfast bar area. Appliances include a freestanding cooker, American-style fridge freezer, dishwasher and washing machine. There is also a Belfast sink with a retractable mixer tap and attractive drop-down pendant lighting.

(\*appliances will not be maintained or replaced by the landlord if they break)

### Bedroom 1

A spacious main bedroom with a bay window to the front elevation, radiator and access to a private en-suite.

### En-Suite

A stylish, fully tiled en-suite comprising a walk-in shower with electric shower, WC, wall-hung wash basin with mixer tap and a chrome heated towel radiator. There is also a window to the side elevation providing natural light and ventilation.

### Bedroom 2

A well-proportioned bedroom with a window to the rear elevation, radiator and useful built-in storage cupboard.

### Bedroom 3

A further bedroom with a window to the front elevation and radiator.

### Bathroom

A stunning and beautifully presented bathroom, fully tiled throughout and enhanced by stylish feature niches, ideal for displaying decorative items and toiletries. The tiled bath is complemented by a sleek glass shower screen, central mixer tap and thermostatic shower with a luxurious rainforest-style shower head. Further features include a modern wash basin with mixer tap, WC, extractor fan and inset spotlights. A large window to the rear elevation provides an abundance of natural light, creating a bright and contemporary feel.

### Bedroom 4

Located on the second floor, this impressive bedroom benefits from a window to the front elevation offering lovely views, along with a radiator and Velux skylight providing additional natural light.

### Externally

To the front of the property there is on-street parking. To the rear is a beautifully presented block-paved courtyard enclosed by attractive brick-built and rendered walls, with gated access leading to the front of the property.

