

£350,000
Subject to contract





NO CHAIN - A mid terraced house of considerable charm and character located to the shore side of Birkdale, close to Birkdale Village and the town centre.

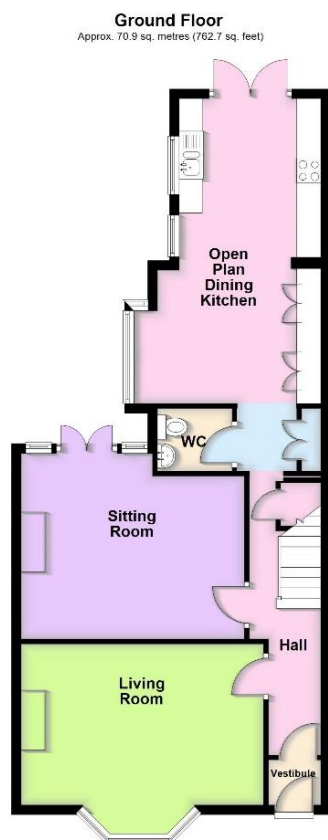
Constructed by John Aughton around the mid 19th century, the property was interestingly built as Birkdale's first railway station with number 6 to house the Station Master and his Assistant. Later extended to the rear, the property offers deceptively spacious accommodation installed with gas central heating, and with the benefit of good size rear garden enjoying a southerly aspect. This accommodation briefly comprises Enclosed Vestibule, Hall, Fitted Cloakroom/wc, front Living Room, rear Sitting Room and open plan Dining Kitchen to the ground floor with three Bedrooms (the principal with "Jack and Jill" en suite Dressing Room), Bathroom and separate Shower Room. There are gardens to both the front and rear of the property, the good size rear garden enjoying a southerly aspect.

The location is particularly convenient for access to Lord Street which forms part of Southport town centre, the Promenade, Victoria Park and the beach. Also within walking distance is Birkdale Village with its shops, bars, restaurants and the railway station on the Southport to Liverpool line.



AUGHTON ROAD, BIRKDALE, SOUTHPORT PR8 2AF

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Total area: approx. 128.2 sq. metres (1380.2 sq. feet)



Enclosed Vestibule

Hall

with under stairs storage cupboard.

Fitted Cloakroom/wc - 1.42m x 1.3m (4'8" x 4'3")

Front Living Room - 5.05m x 3.45m (16'7" x 11'4")

plus splay bay window to the front, feature fireplace with gas fire.

Rear Sitting Room - 4.65m x 3.86m (15'3" x 12'8")

overall and maximum measurement, with French windows to the rear garden.

Open Plan Dining Kitchen - 6.35m x 2.95m (20'10" x 9'8")

widening to 12' 9" and plus door recess, double doors leading to the rear garden, range of integrated appliances including double oven, induction hob, cooker hood and fridge/freezer. Space and plumbing for a washing machine and dishwasher.

First Floor:

Landing

Front Bedroom 1 - 4.06m x 3.43m (13'4" x 11'3")

with open access to:

En Suite Dressing Room

Rear Bedroom 2 - 3.4m x 2.74m (11'2" x 9'0")

plus door recess, interconnecting door leading to the En Suite Dressing Room.

Rear Bedroom 3 - 3.23m x 1.6m (10'7" x 5'3")

plus door recess.

Bathroom - 2.51m x 1.88m (8'3" x 6'2")

Shower Room - 1.88m x 1.78m (6'2" x 5'10")

Outside:

There are charming gardens to both the front of the property and also to the rear. The rear garden is established and planned with shaped lawn, stocked borders, mature trees and a range of specimen shrubs. The rear garden enjoys a southerly aspect and also includes a paved patio, arbour, timber garden shed, greenhouse and lily pond.

NB: There is access by right of way (by foot) over the rear garden of the neighbouring property at number 10 Aughton Road.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band "D"

Tenure: Freehold

Mobile Phone Signal:

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband:

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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