



☆ NO CHAIN ☆

Aughton Road, Southport PR8 2AF

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|---|---|
|  Semi Detached House |  Three Bedrooms |
|  Front Doors Together Style |  South Facing Rear Garden |
|  Needs Some Updating |  Double Length Garage |

Offered for sale with no onward chain and requiring a programme of modernisation, this semi detached house of the 'doors together' style offers well planned accommodation within easy reach of Lord Street and the amenities of Southport town centre.

Installed with gas central heating and double glazing, the accommodation briefly comprises: Entrance Vestibule, Hallway, front Dining Room, rear Living Room, Cloaks/WC, Kitchen and Utility to the Ground Floor with three Bedrooms, Shower Room and Separate WC to the first floor. Outside, the property has a lawned front garden with established borders, driveway leading to double length garage, and a private south facing, mature lawned garden to the rear.

Aughton Road is located off Lulworth Road and is particularly convenient for access to the town centre and Birkdale Shopping Village together with the railway on the Southport/Liverpool commuter line.

Price: £249,950 Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



GROUND FLOOR:

ENTRANCE VESTIBULE Georgian style panelled glazed entrance double doors with matching side panels to front, terracotta tiled flooring, entrance door to Hall.



HALL Staircase to first floor landing with under-stairs storage cupboard, built-in cloaks cupboard with hanging space, shelving and light.

DINING ROOM 14' 10" into bay x 14' 5" (4.52m x 4.39m) Upvc double glazed bay window to front, gas fire set in tiled surround.

DINING ROOM 14' 5" x 12' 6" (4.39m x 3.81m) Coal effect gas fire set in tiled surround, glazed double doors with matching side panels to Conservatory.



CONSERVATORY 12' 5" max x 7' 5" (3.78m x 2.26m) Brick and timber framed double glazed construction with vent windows, glazed roof, power and light connected, panelled glazed side door to garden.

WC Upvc obscure double glazed window to side, fitted with two piece white suite comprising, pedestal wash hand basin, low-level wc and wall mounted mirror, wall mounted medicine cabinet.

KITCHEN 12' 4" x 7' 5" (3.76m x 2.26m) Fitted with a matching range of base and eye level cupboards with worktop space, twin bowl stainless steel sink unit with double draining board and stainless steel mixer tap, space for fridge and cooker, upvc double glazed window to rear.

UTILITY ROOM 7' 2" x 3' 10" (2.18m x 1.17m) Plumbing for washing machine, space for tumble dryer, wall mounted gas boiler.

INNER PORCH Single glazed window to front, terracotta tiled flooring, space for fridge/freezer, panelled glazed door to front, door to Garage.

FIRST FLOOR:

LANDING Upvc double glazed window to side, door to Storage cupboard, walk in storage cupboard.

BEDROOM 1 14' 5" x 12' 6" (4.39m x 3.81m) Upvc double glazed window to front.



BEDROOM 2 13' 10" x 12' 4" (4.22m x 3.76m) Double glazed window to rear.

BEDROOM 3 12' 4" x 6' 10" (3.76m x 2.08m) Upvc double glazed window to front.

SHOWER ROOM Fitted with two piece suite comprising double shower enclosure with fitted shower above and matching shower base, pedestal wash hand basin and extensive ceramic tiled surround, wall mounted mirror, mirrored cabinet, upvc obscure double glazed window to rear, built-in airing cupboard housing hot water cylinder and slatted shelving.

WC Upvc obscure double glazed window to side, fitted with low-level wc, half height tiling to all walls.



OUTSIDE: The property has a lawned front garden with established borders and driveway leading to double length garage, and a private south facing, lawned garden with mature trees, pond and water feature to the rear.

INTEGRAL GARAGE 35' 2" x 8' 3" (10.72m x 2.51m) Integral double length garage with power and light connected, two single glazed windows to side, single glazed window to rear, electric up and over door to front and panelled glazed door to back garden.

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

Tenure: Yet to be formally verified.

Please Note: 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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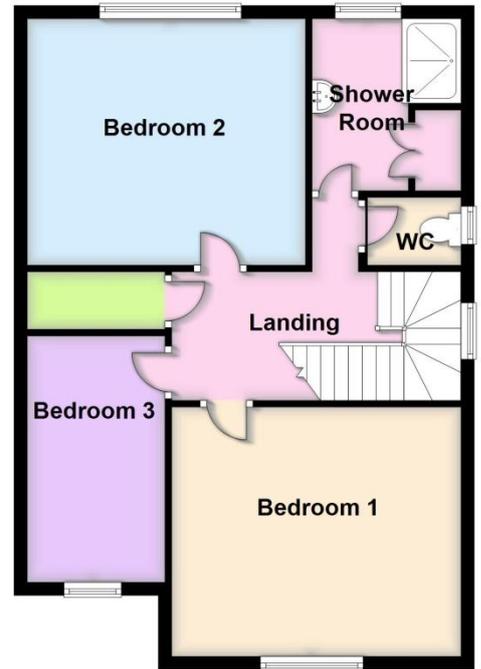
Ground Floor

Approx. 114.3 sq. metres (1230.7 sq. feet)



First Floor

Approx. 61.4 sq. metres (661.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 18/07/2018