



Aughton Road, Birkdale, PR8



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Guide price **£155,000**

- Grade II listed property
- Family bathroom
- Terraced cottage style
- Subject to Reserve Price
- Open plan Kitchen/Diner
- Sold By Modern Auction
- Leasehold
- EPC rating D



NO ONWARD CHAIN - Sold by modern Auction. Northwood are pleased to bring to market this delightful grade II listed period property; located in Birkdale. This delightful cottage style terrace offers abundance of potential, featuring open kitchen/diner, two bedrooms and an impressively sized garden!

Located only a short walk from the ever sought after Birkdale village the property is within close proximity of a whole host of popular restaurants, bars, shops and transport links. Benefitting from a range of original features this property allows a prospective purchaser opportunity to restore and own a piece of local history.

Externally there are gardens to both the front and rear with the front benefitting from being fully paved and therefore allowing good off road parking.

Entrance Hall

Wooden part glazed front door and further window to front aspect allowing amples of light.

Living Room

Large traditional style windows to front aspect. Also featuring a fireplace and surround. Open into...

Kitchen/ Dining room

A large open place L shaped kitchen/diner has a range of fitted units which extends into a peninsular breakfast bar and includes integrated oven, gas hob and extractor fan over.

Stairs and Landing

1/4 turn staircase leading to landing with doors leading...

Bedroom 1

Window to front aspect. Generous sized double bedroom offers plenty of space for range of bedroom furniture.

Bedroom 2

Window to Rear aspect. Generous sized secondary double bedroom.

Family Bathroom

Spacious bathroom comprising of 4 piece bathroom suite with walk in shower enclosure, separate bath, WC and pedestal sink.

External

Externally there are gardens to both the front and rear with the front benefitting from being fully paved and therefore allowing good off road parking. Running along the side of the property there is a right of way access leading to a rear driveway.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer

will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to

a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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