



**64 Upper Aughton Road
Birkdale, PR8 5NH, £340,000
'Subject to Contract'**

Properties as unique and characterful as this are very rare to market, with every attention to detail considered the property has undergone a programme of modernisation and improvement throughout and is an absolute credit to the current owners! The deceptive living accommodation is arranged over three levels and very briefly includes; Open entrance vestibule leading to entrance hall with access to two generous living rooms, the rear leading to enclosed courtyard and modern style breakfast kitchen. There is also access to separate utility and large ground floor Bathroom with WC. To the first floor there are two double bedrooms and a modern style shower room with WC. Stairs lead to the second-floor loft extension and a third double bedroom overlooking the rear. The established and mature gardens are a definite feature, leading via enclosed modern courtyard with benefit of adjoining Hot Tub Cabin to the first of two large enclosed gardens, well stocked with a variety of plants, shrubs and trees. Access is available to a detached workshop, perfect for conversion to home office. The final garden leads to a most impressive allotment area all private and not directly overlooked. The property is situated in a popular and much sought after location convenient for both the Southport Town Centre and facilities at Birkdale Village which include the railway station on the Southport to Liverpool commuter line and a number of individual, specialty shops, wine bars and restaurants. Early viewing definitely advised.

Open Entrance Vestibule

Most attractive tiled flooring with composite inner door with double glazed and leaded insert leading to...

Entrance Hall

LVT flooring continues with stairs leading to first floor including handrail, spindles and newel post. Attractive wooden corbels, glazed oak inner door leading to...

Lounge - 4.11m x 3.45m (13'6" into bay x 11'4" into recess)

Upvc double glazed bay window to front of property, woodgrain flooring, wood burning stove inset to chimney breast over tiled hearth with feature mantle piece exposed above. Wall light points, coving and ceiling rose.

Sitting Room - 3.45m x 3.58m (11'4" x 11'9" into recess)

Woodgrain flooring continues with Upvc double glazed door leading to enclosed courtyard at the rear. Opaque Upvc double glazed side windows to recess and feature living flame gas stove inset to chimney breast over tiled hearth. Coving and ceiling rose. Door leads to under stairs storage cupboard and glazed internal door leads via step down to...

Breakfast Kitchen - 6.76m x 2.08m (22'2" x 6'10" overall measurements)

Upvc double glazed window to side and overlooking courtyard. Attractive LVT flooring, black walnut skirting boards and access via breakfast area open plan leading to kitchen arranged in an attractive shaker style with a number of built in base units including cupboards and drawers, wall cupboards and working surfaces. Working surfaces include single bowl 'Kettle' instant hot water mixer tap, appliances comprise fridge and freezer with built in separate pantry cupboard and space for additional free standing fridge freezer. Range style double oven with five burner hob and ceramic hot plate, canopy style extractor hood above. Plumbing is available for dishwasher.

Utility Room - 2.46m x 1.98m (8'1" x 6'6")

Glazed side door access leading to enclosed courtyard. Matching cupboards, wall cupboards and working surfaces conceal plumbing for washing machine and space for tumble dryer. Tiled flooring continues with door leading to...

Ground Floor Bathroom/ WC - 4.95m x 1.96m (16'3" x 6'5")

Opaque Upvc double glazed window, four-piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with tiled walls and tiled flooring. Step in shower enclosure with over head deluge style shower and handheld shower attachment. Extractor.

First Floor Landing

Half landing leading to shower room with stairs via main landing leading to second floor, complete with handrail, spindles and newel post and solid oak flooring.

Shower Room/ WC - 2.82m x 2.06m (9'3" x 6'9")

Opaque Upvc double glazed window with three-piece modern white suite comprising low level WC, pedestal wash hand basin with mixer tap and step in shower enclosure with electric shower, mid way wall tiling and tile effect vinyl covered flooring with extractor over.

Bedroom 1 - 3.28m x 4.6m (10'9" x 15'1" overall measurements)

Upvc double glazed windows to front, stripped wooden flooring and fitted wardrobe with flyover storage cupboards to one wall.

Bedroom 2 - 3.45m x 2.69m (11'4" x 8'10" to rear of wardrobes)

Upvc double glazed window overlooking rear of property, with fitted wardrobes including flyover storage cupboards to one wall.

Second Floor Landing

Upvc double glazed window overlooks rear of property with door leading to....

Top Floor/ Bedroom 3 - 5.28m x 4.14m (17'4" overall measurements including areas of reduced head height x 13'7" into recess and reducing to 10'3")

Upvc double glazed window overlooks rear of property, stripped wooden flooring and useful under eaves storage space. Recessed spotlighting.

Outside

The property occupies a generous, deceiving and established plot. With most impressive curb appeal the driveway access leads via generous wrought iron bespoke Iroko double gates to a porcelain tiled driveway providing off road car parking. Loose bark ornamental borders are well stocked with plants, shrubs and trees. Feature tiled entrance access leads via vestibule to main accommodation with adjoining hard wood store the opposite entrance side giving much needed workshop and storage space also leading to enclosed courtyard at the rear. The courtyard is arranged for ease of maintenance with porcelain flooring, private and Iroko hard wood baton and doors fencing with remote control lighting and leading to a all-white oak double skin wooden six-seater hot tub with Bluetooth and being a definite feature. Gate gives access to further enclosed garden at the rear with loose stone borders flagged pathway well stocked with a variety of plants, shrubs and trees leading via wrought iron pergola to a detached workshop measuring 22'10" x 9' including electric light and power supply. The garden also includes irrigation system with a number of useful external mixer taps and further access to a separate rear garden with laid to lawn further well stocked borders and an impressive allotment space being a definite feature. The gardens are not directly overlooked and in the opinion of the Estate Agent a feature of the property.

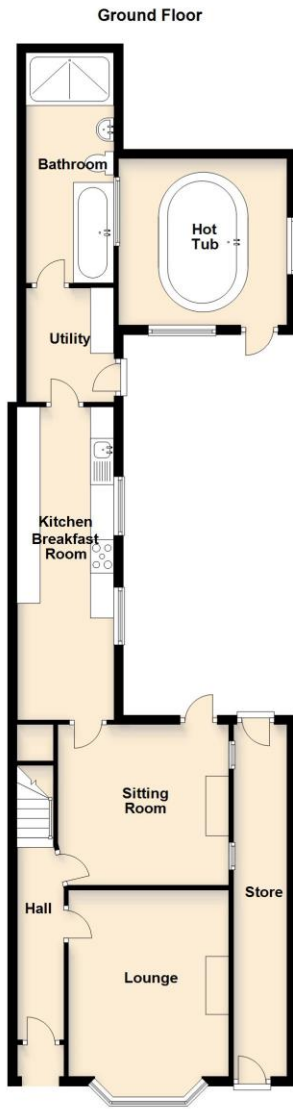
Council Tax

Sefton MBC band B.

Tenure

Freehold.





Floor plans are for illustration only and not to scale
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