



**144 Upper Aughton Road
Southport, PR8 5EX £175,000
'Subject to Contract'**

An early inspection is recommended to appreciate the accommodation offered by this centrally heated and double-glazed semi-detached house. The accommodation briefly includes, vestibule, entrance hall, front lounge, rear lounge/dining room, kitchen and on the first floor there are two bedrooms and a bathroom and WC. Established gardens adjoin the property to both front and rear. The property is situated in a popular and established location convenient for nearby Primary and Secondary Schools and the facilities at Birkdale Village. No chain delay.

Enclosed Vestibule

Upvc hardwood effect outer door with double glazed insert, tiled floor, door to...

Entrance Hall

Woodgrain laminate flooring, stairs to the first floor.

Front Lounge - 4.42m x 3.56m (14'6" into bay x 11'8" into recess)

Upvc hardwood effect double glazed bay window, living flame coal effect gas fire and attractive surround.

Rear Lounge/ Dining Room - 4.34m x 4.55m (14'3" x 14'11" maximum overall measurements)

Fire surround, built in cupboard to chimney recess, useful under stairs cupboard housing 'Main' gas central heating boiler. Woodgrain laminate flooring. Upvc double glazed windows. Upvc outer door with double glazed insert leading to the rear yard.

Kitchen - 2.06m x 2.64m (6'9" x 8'8")

Two Upvc double glazed windows, single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards, working surfaces, recess for cooker with cooker hood above. Recess for fridge freezer and washing machine. Tiled walls and tiled floor.

First Floor Landing

Bedroom 1 - 3.66m x 4.57m (12'0" x 15'0")

Two Upvc hardwood effect double glazed windows overlooking the front.

Bedroom 2 - 3.61m x 2.67m (11'10" x 8'9")

Upvc double glazed window.

Bathroom - 3.56m x 1.78m (11'8" x 5'10")

Upvc double glazed window, part wall tiling. White suite including panelled bath, pedestal wash hand basin, low level WC, corner entry shower enclosure with electric shower.

Outside

There is a covered yard area, brick shed and WC. A gate leads to a further paved rear garden. The front garden is block paved for ease of maintenance.

Council Tax

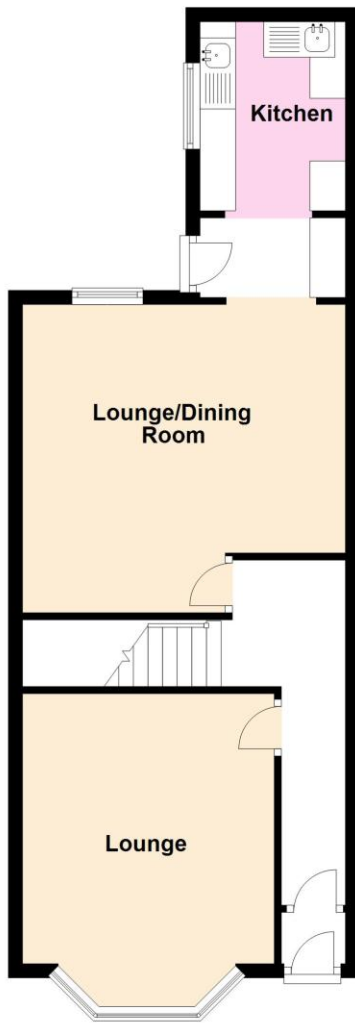
Sefton MBC band B.

Tenure

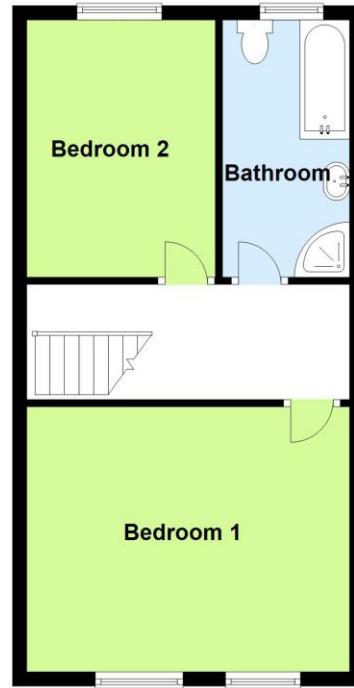
Freehold.



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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