



**24 Aughton Road
Birkdale, PR8 2AG £750,000
'Subject to Contract'**



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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Modernised and much improved to an exceptional standard, this fabulous semi-detached home offers impressive, flexible living space throughout and is perfect for family life and entertaining. From the welcoming hallway, there's a stylish front reception room arranged as a bar, a spacious principal lounge, ground floor WC, and a versatile home office leading into a garden room and adjoining orangery-style dining area, all seamlessly open to the high-end breakfast kitchen complete with quality built-in appliances. Upstairs, there are five bedrooms, including a master with en-suite and a rear bedroom opening to a balcony overlooking the garden. Externally, the home features ample off-road parking, access to a subterranean garage and EV charging point. Beautifully landscaped rear gardens comprise of well tended lawn, raised, secluded patios, and a private AstroTurf football pitch, ideal for children. Superbly located for Birkdale, Lord Street and Southport Town Centre, with excellent access to Liverpool commuter links and local Schools.

Open Entrance Vestibule

Inner door and side windows including glazed and leaded inserts to entrance hall.

Entrance Hall

Stairs provide access to first floor complete with handrail, spindles and newel post. Attractive mosaic tiled floor. Antique Oak mid way wall panelling, coving and ceiling rose. Steps down to inner hall which leads to Wc and access to useful cloaks cupboard measuring 1.68m (5ft 6in) x 1.22m (4ft 8in) with hanging space.

WC - 1.83m x 0.97m (6'0" x 3'2")

Low level Wc, vanity wash hand basin with mixer tap, tiled walls and flooring. Recess spot lighting, ladder style chrome heated towel rail and extractor.

Principle Lounge - 7.9m x 4.47m (25'11" into bay x 14'8" into bay)

Glazed bay window to front of property complete with attractive glazed and leaded transoms including plantation style shutters. Additional stained, glazed and leaded window and double glazed and leaded bay window to side incorporating fitted plantation shutters. Feature living flame gas fire complete with exposed stone interior and hearth and Mahogany fire surround and mantle piece. Midway wall panelling to side bay incorporating window seat, wall light and ceiling rose. Feature glazed and leaded double doors open back to Entrance Hall.

Dining Room - 5.23m x 4.32m (17'2" into bay x 14'2" into recess)

Glazed bay window to front of property complete with glazed and leaded transoms above including plantation style shutters. Feature antique Oak midway wall panelling with fireplace including tiled interior and mahogany fire surround, stripped wooden flooring, free standing bar perfect for entertaining and ceiling rose.

Family Room - 5.31m x 4.62m (17'5" x 15'2")

Upvc double glazed twin arched windows to side of property and further Upvc double glazed French doors open to rear patio and delightful gardens. A square archway steps up to Breakfast Room. Further door provides access to home office. 'Amtico' flooring is fitted and inset log burner to chimney breast. Partial dropped ceiling with recess spot lighting.

Office - 2.74m x 2.57m (9'0" x 8'5")

Feature glazed and leaded bow bay window into inglenook to side of property, space panelling to ceiling incorporating spot lighting.

Magnificent Kitchen - 9.35m x 4.06m (30'8" x 13'4" extending to 17'1" overall)

Upvc double glazed window overlooking the rear garden including feature lantern style roof to ceiling maximising the use of natural light. The bespoke built fitted kitchen, finished in painted solid walnut, includes base units complete with cupboards and drawers, pull out larder and pan cupboards, wall cupboards with under unit lighting and working surfaces with complimentary island unit incorporating breakfast bar. Single bowl sink unit with mixer tap. Integrated appliances include 'Neff' appliances include electric double oven with eye level microwave and five burner gas on glass hob with funnel extractor above. There is also integrated fridge and freezer, dishwasher, wine cooler and washing machine with separate tumble dryer. Space is available for freestanding fridge freezer. Wall cupboard houses Worcester combination style central heating boiler. Recess spot lighting. And square Archway opens to Breakfast Room. Door also leads from kitchen to useful built in pantry cupboard.

Breakfast Room - 3.66m x 3.35m (12'0" x 11'0")

Upvc double glazed double doors with Upvc double glazed centre picture window providing access and delightful aspect to rear garden. Recess spot lighting and lantern style roof compliments the magnificent dining kitchen again maximising an abundance of natural light. Two contemporary style wall radiators are installed with breakfast room opening into family room.



First Floor Landing

Split level landing with sky light and ceiling rose. Steps up to master bedroom suite. Door leads to separate shower room/ WC measuring 5'2" x 5' with Upvc double glazed windows, low level WC, vanity wash hand basin with cupboards below and corner step in shower enclosure with thermostatic shower and part wall tiling and tiled flooring.

Master Bedroom - 5.05m x 4.06m (16'7" x 13'4")

Two Upvc double glazed windows overlooking the rear garden with attractive plantation style shutters, door to useful built in cloaks cupboard incorporating hanging space. A separate door provides access to en suite shower room.

En-suite - 1.4m x 2.36m (4'7" x 7'9")

Three piece modern suite includes low level Wc, pedestal wash hand basin with corner step in shower enclosure complete with Mira electric shower. Ladder style chrome heated towel rail, Travertine wall tiling with recess spot lighting and extractor.

Bedroom 2 - 4.34m x 3.23m (14'3" x 10'7")

Upvc double glazed windows to front and side, opening to useful walk in wardrobe or potential study area and storage space.

Bedroom 3 - 3m x 2.95m (9'10" x 9'8")

Upvc double glazed window with attractive plantation shutters, storage to recess with hanging space and shelving. Loft access.

Bedroom 4 - 3m x 3.28m (9'10" x 10'9")

Upvc double glazed window with attractive plantation style shutters and recessed spot lighting.

Bedroom 5 - 3.23m x 3m (10'7" into bay x 9'10" excluding recess to front of wardrobes)

Upvc double glazed double doors and side windows open to private decked terrace overlooking delightful gardens to the rear. Double wall cupboards built in.

Family Bathroom - 4.47m x 2.49m (14'8" x 8'2")

Modern family bathroom with obscured Upvc double glazed window and attractive white suite incorporating low level Wc, panelled bath with centre mixer tap and telephone style shower attachment, pedestal wash basin and corner step in shower enclosure complete with plumbed in shower Ladder style chrome heated towel rail and storage cupboard houses the hot water cylinder. 'Amtico' flooring with partial wall tiling and inset tiled recess to one wall provides useful display shelving.

Outside

Established and mature gardens adjoin the property to the front and rear. A blocked paved driveway provides access via wrought iron gates at the front of the property providing off road parking for a number of vehicles with raised and established borders complete with a variety of plants, shrubs and trees. Access via driveway leads to subterranean garage. Paved and secure access leads to side and rear of property. The mature rear garden, which in the opinion of the Estate Agents is a particular feature of the property is secluded with a 'South Westerly' facing sunny aspect including raised patio area with steps down to a well manicured lawn, secluded and providing a variety of well stocked plants, shrubs and trees. Loose stone steps to raised terrace area with loose stone borders, and hidden loose stone pathways including AstroTurf children's play area to rear.

Council Tax

Sefton MBC band E.

Tenure

Freehold.

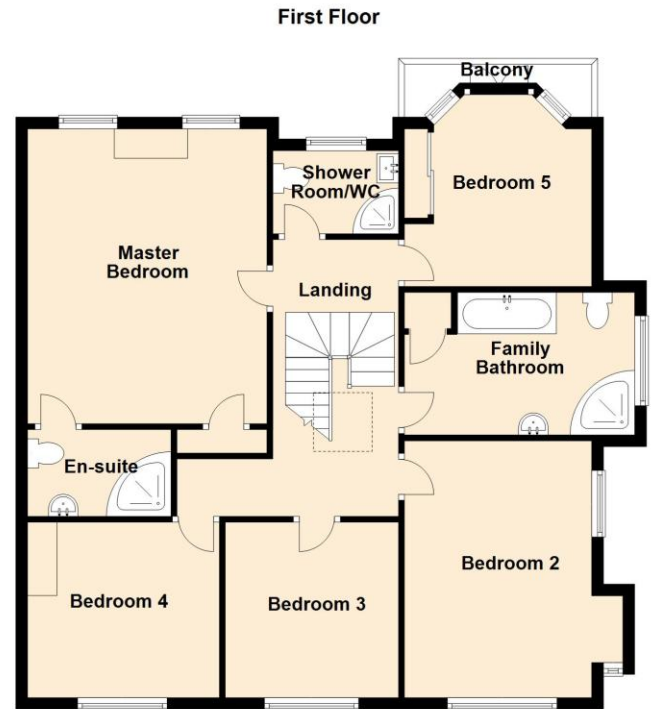
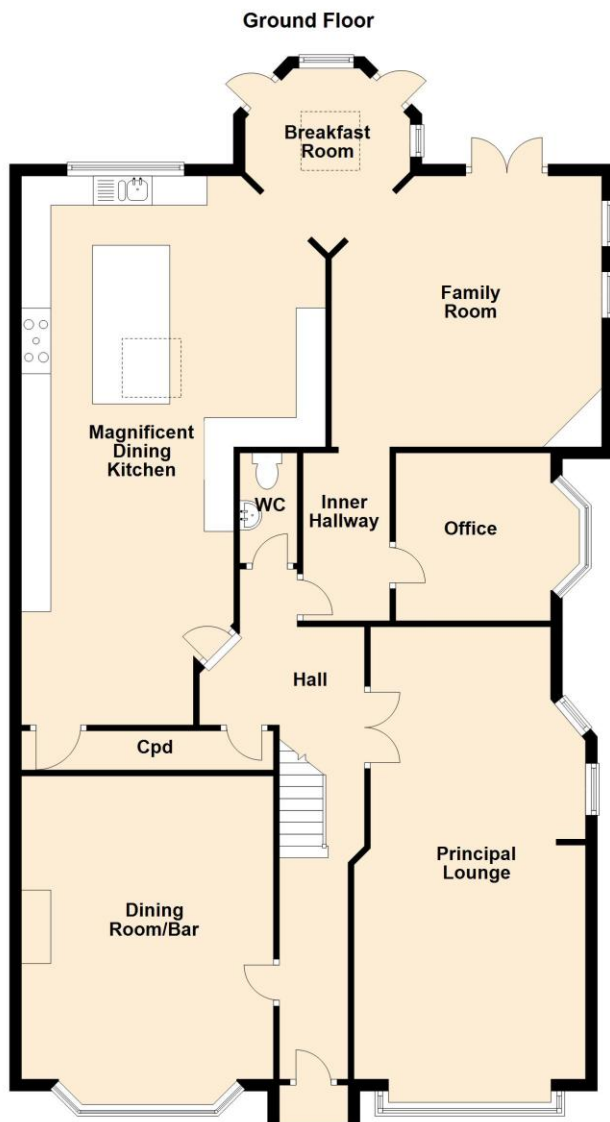
Mobile Phone Signal

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>





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