

PERFECT HOME

Newly Refurbished



C&F Lettings

171 Upper Aughton Road, Southport
Southport

£950 pcm



171 Upper Aughton Road

Southport, Southport

Charming 2-bed home with modern kitchen, 2 living rooms, built-in storage, and sunny garden with outbuildings. Flexible living space, perfect for families.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Newly Refurbished
- Large Rooms
- Modern Kitchen
- 2 Living Areas
- Large Garden
- Bright & Airy
- EPC C





Living Room 1

14' 2" x 11' 8" (4.31m x 3.56m)

This bright and welcoming living room offers a perfect blend of traditional character and modern elegance. Featuring a stunning feature fireplace with a classic cast iron insert and a beautifully crafted wooden surround, the space exudes warmth and style. A large bay window floods the room with natural light, complemented by sleek vertical blinds and neutral-toned curtains. The textured grey wallpaper adds a contemporary touch, while the plush carpet underfoot enhances the room's cosy feel. Double doors open into an adjoining living area, creating a flexible and open layout ideal for both entertaining and everyday family life.

Living Room 2

11' 9" x 11' 9" (3.58m x 3.58m)

This charming second living area offers a flexible space ideal for a variety of uses—be it a snug, home office, or playroom. Finished with fresh white walls and warm wood-effect flooring, the room feels bright and modern with built-in shelving and cabinetry. The room benefits from a flowing layout that opens directly onto the kitchen/dining area, making it a practical and inviting extension of the home's living space.





Kitchen

9' 1" x 6' 10" (2.77m x 2.09m)

This bright and functional kitchen is well-equipped with a range of high-gloss white units offering plenty of cupboard and drawer storage. Sleek black worktops and tiled splashbacks provide a clean, contemporary look, while the wood-effect flooring adds warmth and continuity with the adjoining living areas. The kitchen features an integrated electric oven and hob with extractor fan, and there is designated space for both a fridge and a washing machine. A rear door with frosted glass provides access to the outside, while a side window allows in additional natural light, making this an inviting and practical space for everyday cooking and dining.

Dining Area

9' 1" x 6' 3" (2.77m x 1.91m)

Situated just off the kitchen, this bright dining area benefits from a large rear-facing window that fills the space with natural light. The room offers ample space for a dining table and chairs, making it ideal for family meals or casual entertaining, all while enjoying views of the garden.





Bedroom 1

14' 2" x 10' 9" (4.31m x 3.27m)

This generously sized master bedroom is filled with natural light from a wide front-facing window and features a full wall of built-in wardrobes and overhead storage, offering excellent space for clothes and essentials. The flooring is currently underlay, but a brand-new carpet will be fitted prior to move-in to match the second bedroom. Curtains and vertical blinds are already in place, adding to the room's comfort and convenience.

Bedroom 2

12' 0" x 8' 8" (3.66m x 2.64m)

This bright second bedroom offers a comfortable and practical space, featuring two built-in cupboards on either side of the chimney breast—ideal for clothing, linen, or general storage. A large window allows in plenty of natural light, and the room is finished with a modern grey colour scheme.

Bathroom

9' 2" x 6' 11" (2.79m x 2.12m)

This clean and spacious bathroom features a full-size bath with a wall-mounted shower and glass screen, ideal for both quick showers and long soaks. Fully tiled walls and a frosted window provide a bright, low-maintenance finish with plenty of privacy. The suite includes a pedestal sink, along with a built-in storage cupboard for added practicality.





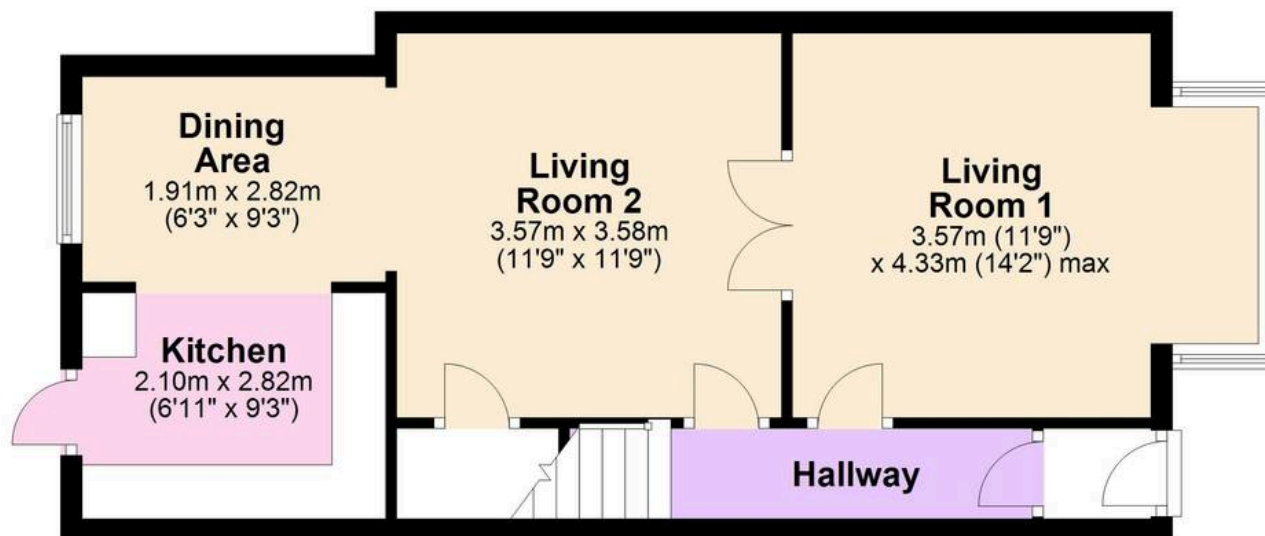
Garden

This spacious rear garden offers a mix of paved patio and lawn, providing plenty of room for outdoor seating, entertaining, or children's play. Its generous size and open aspect mean it benefits from sunlight throughout the entire day. The garden also includes useful brick-built outbuildings for storage and is fully enclosed for privacy and security. A low-maintenance outdoor space with great versatility.



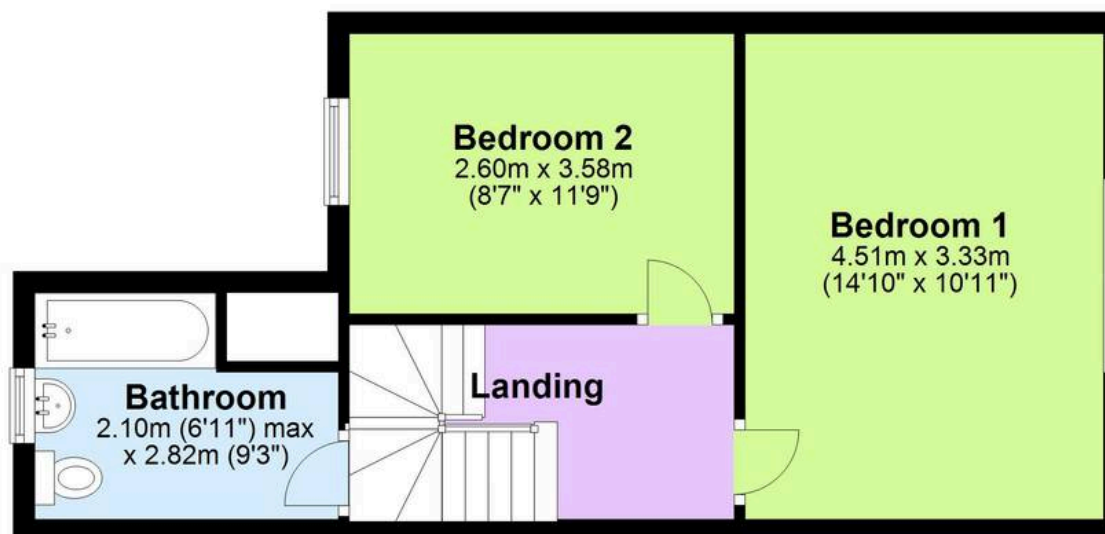
Ground Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 82.5 sq. metres (888.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





C&F Lettings



C&F Lettings

Southport

01704 601020

hello@cflettings.co.uk