



-  Detached Bungalow
-  Two Double Bedrooms
-  Living Room, Dining Room & Snug

-  Good Size Rear Garden
-  Garage & Car Port
-  Gated Access To Front

**Price: £495,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







Occupying a private, secluded position in a generous plot, this particularly well presented, detached bungalow, much improved in recent times by the current owners provides bright and deceptively spacious accommodation in a highly sought after residential area of Birkdale.

Set back from the road, behind remotely operated twin gates, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Cloakroom/WC, Living Room, Snug, Dining Room with feature wrought iron spiral staircase giving access to two interconnecting Loft Rooms, fitted Kitchen, Bathroom and two double Bedrooms with fitted wardrobes.

Outside, the property provides off road parking for a number of vehicles with carport leading to Garage (power, plumbing & light connected) which has a separate Study to rear. The rear garden is a particular feature being a good size arranged with paved patio, extensive shaped lawn and a variety of mature trees and well stocked borders.

Aughton Road is located to the shore side of Birkdale, convenient for access to the many amenities of the town centre and also within walking distance of Birkdale Shopping Village and the railway station on the Southport/Liverpool commuter line.





## Entrance Vestibule

## Hall

## Cloakroom/WC

**Living Room** - 5.16m overall x 4.27m (16'11" x 14'0")

**Dining Room** - 3.28m x 2.97m (10'9" x 9'9")

**Snug** - 3.63m x 2.29m (11'11" x 7'6")

**Kitchen** - 3.61m x 3.33m (11'10" x 10'11")

**Bedroom 1** - 5.18m x 4.27m (17'0" x 14'0")

**Bedroom 2** - 3.4m x 2.97m (11'2" x 9'9")

**Bathroom** - 2.84m x 1.98m (9'4" x 6'6")

**Loft Room** - 4.47m overall x 3m overall (14'8" x 9'10")

**Loft Room** - 4.24m x 2.26m (13'11" x 7'5")

**Outside:** The property provides off road parking for a number of vehicles with carport leading to Garage (power, plumbing & light connected) which has a separate Study to rear. The rear garden is a particular feature being a good size arranged with paved patio, extensive shaped lawn and a variety of mature trees and well stocked borders.

**Note:** Since 2020 the property has been rewired, replumbed, had a new central heating system and upvc double glazed windows installed, had a replacement bathroom and kitchen, and undergone a full programme of redecoration and new flooring throughout.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E

**Tenure:** LEASEHOLD for a residue term of 999 years from 25th March 1922 with a fixed annual ground rent of £5. The vendor made an enquiry of the freeholder who informs that the Freehold could be purchased for approximately £2000.

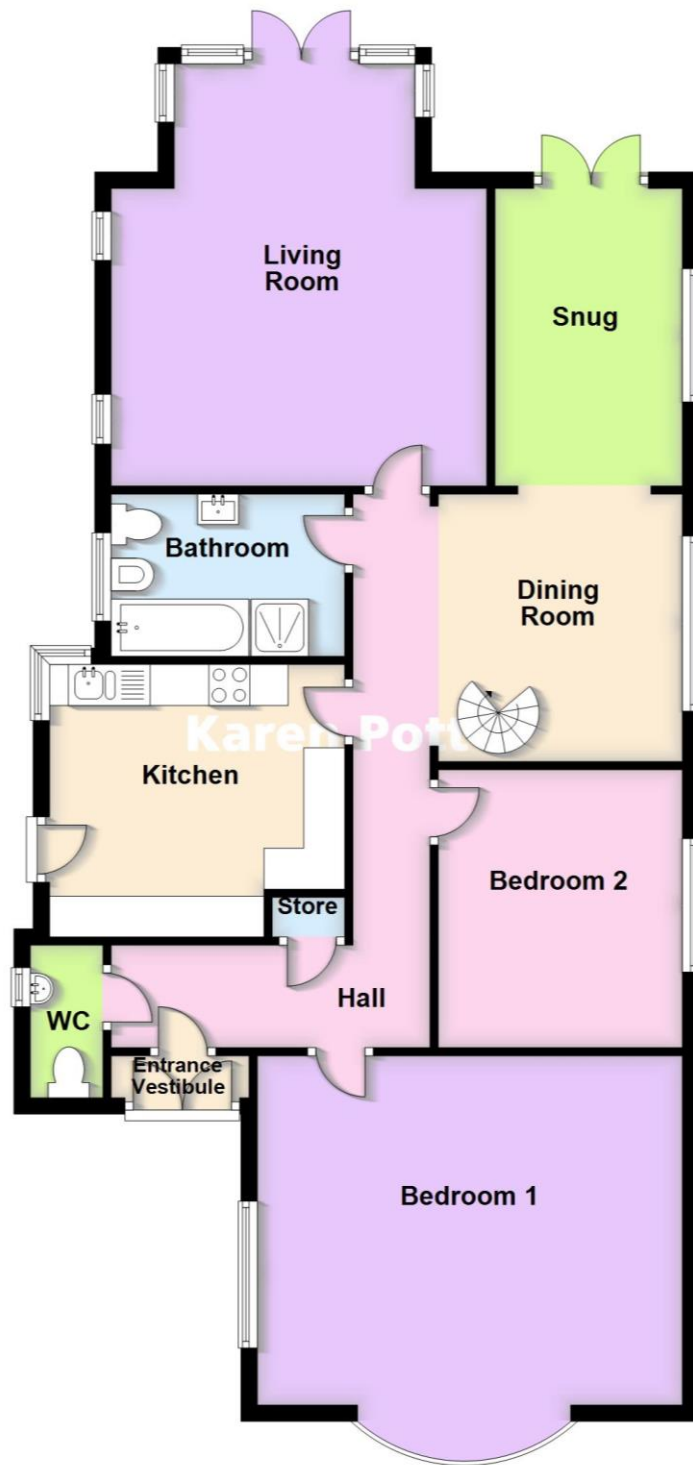
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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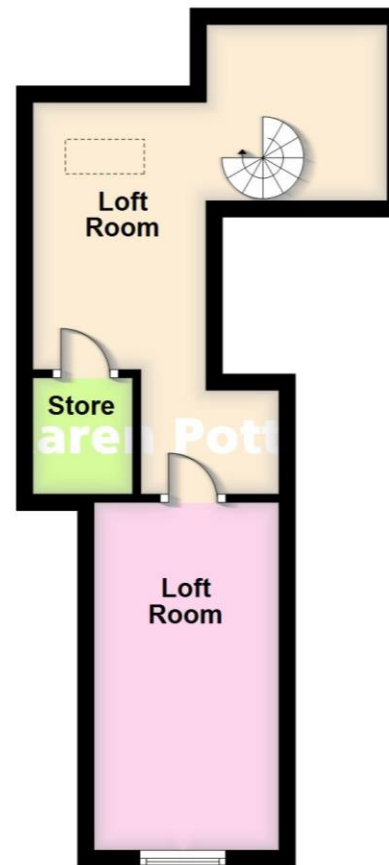




**Ground Floor**  
Approx. 104.9 sq. metres (1128.8 sq. feet)



**First Floor**  
Approx. 25.8 sq. metres (277.9 sq. feet)



Total area: approx. 130.7 sq. metres (1406.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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