



£595,000

Subject to contract



A rare opportunity to purchase a highly individual double fronted house of considerable character which is located to the shore side of Birkdale, standing in exceptional gardens.

Constructed around the mid 19th century by John Aughton and later extended, the property is one of a row of three Artisan's cottages built as an addition to the two adjoining cottages which were built to house the Station Master and his Assistant for Birkdale's first railway station. Offering well proportioned accommodation installed with gas central heating this briefly comprises Hall, front Sitting Room, front Living Room, Conservatory leading onto a Verandah overlooking the rear garden, open plan Dining Kitchen, Utility Room and fitted Cloakroom/wc to the ground floor with three double Bedrooms all with en suite Bathrooms (the principal also with en suite Dressing Room). The gardens are an outstanding feature of the property, the front incorporating a driveway leading to the Garage which has a Home Office to the rear, the large rear garden enjoying a southerly aspect.

The location is particularly convenient for access to Lord Street which forms part of Southport town centre, the Promenade, Victoria Park and the beach. Also within walking distance is Birkdale Village with its shops, bars, restaurants and the railway station on the Southport to Liverpool line.



10 AUGHTON ROAD, BIRKDALE, SOUTHPORT PR8 2AF

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Hall

Front Sitting Room - 6.35m x 4.24m (20'10" x 13'11")

Front Living Room - 5.18m x 4.65m (17'0" x 15'3")

Conservatory - 5.64m x 5m (18'6" x 16'5")

Open Plan Dining Kitchen - 8.51m x 3.94m (27'11" x 12'11")

Utility Room - 3.38m x 1.93m (11'1" x 6'4") Overall

Fitted Cloakroom/wc - 3.45m x 1.96m (11'4" x 6'5") plus door recess with storage cupboard.

First Floor:

Galleried Landing

Rear Bedroom 1 - 7.57m x 3.73m (24'10" x 12'3")

En Suite Bathroom

En Suite Dressing Room - 2.64m x 1.96m (8'8" x 6'5") overall and maximum measurement

Front Bedroom 2 - 5.77m x 4.22m (18'11" x 13'10")

En Suite Bathroom - 2.39m x 1.7m (7'10" x 5'7")

Through Bedroom 3 - 4.7m x 3.86m (15'5" x 12'8") with walk in Closet (5' 3" x 3' 11").

En Suite Bathroom - 2.36m x 1.7m (7'9" x 5'7")

Outside: The gardens are an outstanding feature and complement the beautiful character of this house. The front garden has been landscaped to include an imposing tiled path leading to the original front door with etched glazing. The front includes off road parking and a gravelled driveway leading to the Garage. The impressive, large rear garden has the benefit of a southerly aspect and includes abundantly stocked borders, specimen shrubs, shaped lawn and York stone paved patio. The rear garden includes the remains of the historic "Velvet Walk" running its length along the left hand side. In addition, there is a feature Summer House to the end of the garden (measuring 11' 4" x 11' 6" internally) providing a breath-taking opportunity to enjoy summer afternoons and evenings overlooking the gardens. The garage measures 19'1" x 9'10" internally with side personal door in addition to the main entrance doors at the front. To the rear of the garage is an attached Office measuring 11' 4" x 9' 10".

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in 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>

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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