



29 Aughton Road, Southport, PR8 2AG.

£415,000

Subject To Contract

This detached house is currently arranged as two flats, but in the opinion of the agents will be of interest to Buyers looking to convert the property back into a single family house, in a very much sought-after location. The location is convenient for the nearby facilities of both Birkdale Village and the Southport Town Centre. The accommodation to the Ground Floor/First Floor maisonette briefly includes - private entrance hall, two lounges, a bedroom, two shower rooms, and a utility to the Ground Floor with a further shower room and bedroom to the First Floor, the separately accessed First Floor Flat provides accommodation briefly including; private entrance, lounge/dining room, bedroom, kitchen, and bathroom. The property stands in attractive gardens to the front and rear with off-road parking for several cars and a garage.

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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

Ground Floor

Entrance Porch

Entrance Hall

Inner Hall

Utility cupboard with plumbing for washing machine.

Lounge - 5.38m x 3.96m (17'8" x 12'11")

Bay window with stained glass and leaded transoms, archway to dining area, 4'3" x 8'10".

Shower Room - 3.66m x 1.24m (12'0" x 4'1")

Step in shower enclosure with thermostatic shower, wash hand basin, low level WC, tiled walls and floor.

Utility Room - 2.59m x 2.13m (8'6" x 7'0")

Sink unit, base units and wall cupboards, working surfaces.

Rear Porch

'Baxi' gas central heating boiler.

Dining Kitchen - 3.96m x 3.66m (13'0" x 12'0")

Single drainer stainless steel sink unit and mixer tap, a range of base units with cupboards and drawers, wall cupboards, working surfaces, midway wall tiling and tiled floor. Fixture book and display cabinet to recess, UPVC double-glazed double doors to the rear garden.

Bedroom - 3.58m x 3.96m (11'9" x 13'0")

UPVC double-glazed window.

Shower Room - 2.06m x 2.21m (6'9" x 7'3")

Walk-in shower enclosure with 'Triton' electric shower, pedestal wash hand basin, low level WC, tiled walls and floor, extractor, UPVC double-glazed window.

First Floor Flat

Separate side entrance UPVC double-glazed outer door and stairs to the First Floor.

First Floor Hall

Bathroom - 2.69m x 1.52m (8'10" x 5'0" average measurements)

UPVC double-glazed window, panelled bath with 'Mira' electric shower above, pedestal wash hand basin, low level WC, tiled walls.

Kitchen - 2.79m x 1.85m (9'2" x 6'1" extending to 7'10")

Inset single drainer stainless steel sink unit with mixer tap, base units, wall cupboards, working surfaces and breakfast bar. Central heating boiler. Part open plan to hall.

Inner Hall

L-shaped Lounge/Dining Room - 4.57m x 3.96m (15'0" x 13'0" extending to 19'7")

Bedroom - 5.18m x 3.96m (17'0" x 13'0")

UPVC double-glazed window, built-in wardrobe and drawer unit.

Outside

Parking to the front for numerous vehicles and there is a substantial brick garage. Attractive rear garden having shaped lawn, borders and inset flower beds, stocked with a variety of shrubs and plants, patio area, useful store and shed.

Tenure

Freehold

Council Tax Band

Sefton MBC Band – Ground Floor Flat - B





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	57
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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