



**29 Aughton Road, Southport, PR8 2AG**

**£395,000**

**Subject To Contract**

This detached house provides spacious family accommodation, in a very sought-after location. The location is convenient for the nearby facilities of both Birkdale Village and the Southport Town Centre. The accommodation briefly includes; private entrance hall, two lounges, a garden room or bedroom, two shower rooms, and a utility to the Ground Floor, with three bedrooms, a study area, bathroom and separate shower room, to the first floor. 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

## Entrance Porch

## Entrance Hall

### 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.

### Lounge - 5m x 3.96m (16'5" x 13'0")

Bay window with attractive, stained glass top lights.

### 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.

### Garden Room or Possible 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

### Bedroom 1 - 4.57m x 3.96m (15'0" x 13'0" extending to 19'7")

### Bedroom 2 - 5.18m x 3.96m (17'0" x 13'0")

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

### Bedroom 3 - 3.68m x 4.01m (12'1" x 13'2")

Upvc double glazed window.

### 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.

### Shower Room - 2.44m x 2.13m (8'0" x 7'0")

Step in shower enclosure, pedestal wash hand basin, low level wc. Tiled walls. Upvc double glazed window.

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

Ideal 'home working' space.

## 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

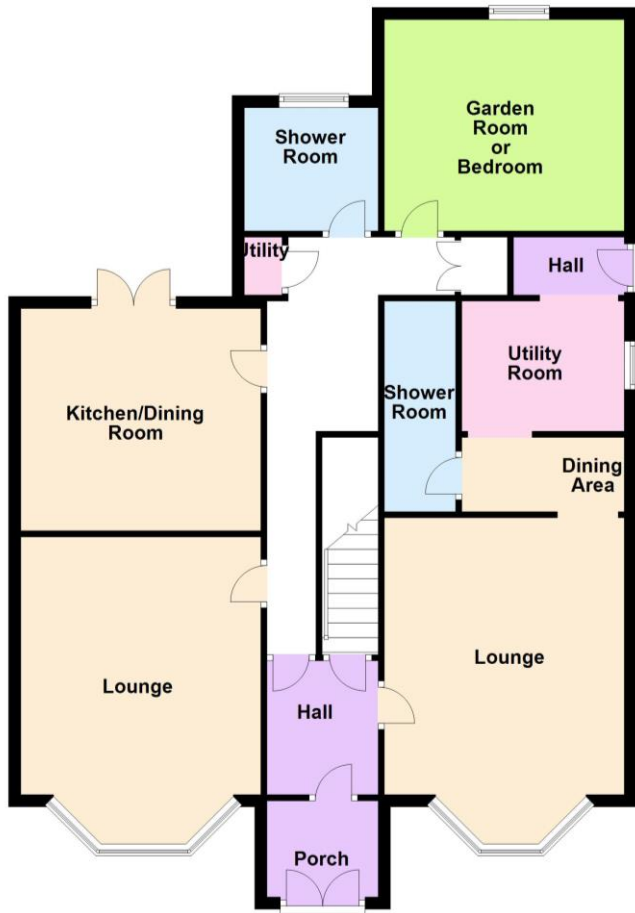
## Council Tax

Sefton MBC band B





**Ground Floor Flat**



**First Floor Flat**



Floor plans are for illustration only and not to scale.

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



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