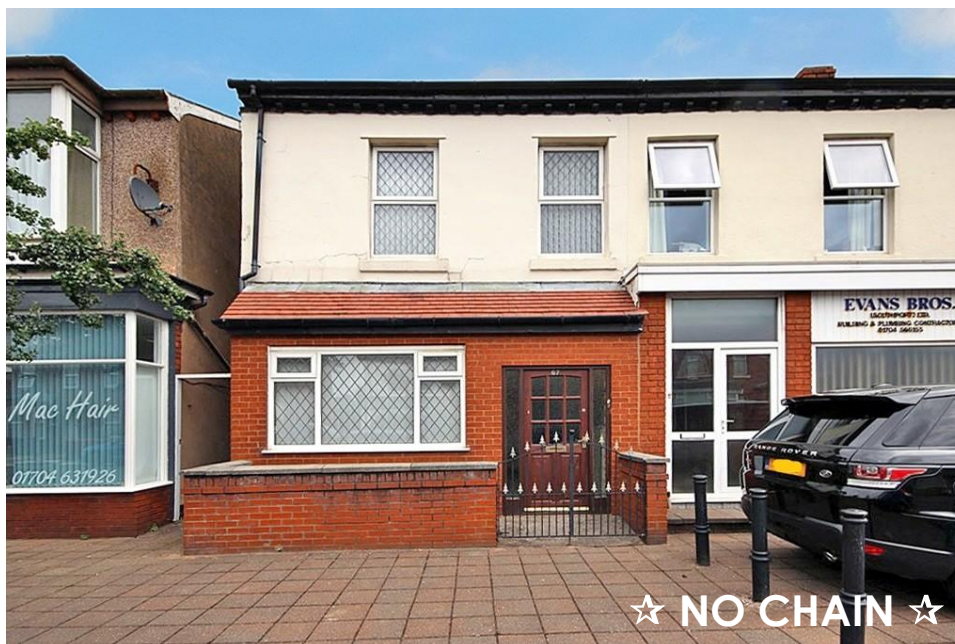




Upper Aughton Road, Birkdale,
Southport PR8 5ND

- | | |
|---|---|
|  Semi Detached House |  Two Reception Rooms |
|  Two Bedrooms |  Shower Room & Bathroom |
|  In Need of Modernisation |  Courtyard Garden |

Requiring a programme of modernisation, this semi detached house is offered for sale with no on-going chain and is well placed for accessing the shops and amenities of Birkdale.

Installed with upvc double glazing, the accommodation briefly comprises: Hall, Living Room, Dining Room, Kitchen, Utility and Shower Room to the ground floor with two double Bedrooms and Bathroom on the first floor. The property has a courtyard garden to the rear.

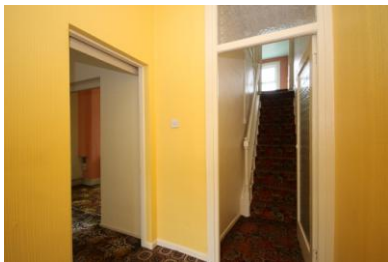
Upper Aughton Road provides public transport facilities and local shops within the vicinity, with Birkdale Shopping Village also readily accessible.

Cash Offers in the Region of £85,000
Subject to Contract

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



GROUND FLOOR:



HALL Panelled part glazed entrance door to front, sliding door to Living Room, staircase to first floor.

LIVING ROOM 13' 1" x 12' 5" (3.99m x 3.78m) Upvc double glazed window to front, gas fire set in tiled surround, glazed sliding doors to Dining Room.

DINING ROOM 12' 6" x 12' 5" (3.81m x 3.78m) Upvc double glazed window to rear, wall mounted gas fire, door to Kitchen.

KITCHEN 11' 5" x 7' 4" (3.48m x 2.24m) Fitted with a matching range of base and eye level cupboards with round edged worktops, stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge, freezer and cooker, upvc double glazed window to side, upvc side door to garden, built-in under-stairs storage cupboard.

UTILITY 7' 4" x 4' 6" (2.24m x 1.37m) Upvc obscure double glazed window to side, sliding door to Shower Room.



SHOWER ROOM 5' 4" x 4' 6" (1.63m x 1.37m) Fitted with three piece suite comprising shower cubicle with fitted shower above and matching shower base, wall mounted wash hand basin, low-level wc and full height ceramic tiling to all walls, upvc obscure double glazed window to rear, tiled flooring

FIRST FLOOR:

LANDING Built-in airing cupboard housing hot water cylinder, skylight.

BEDROOM 1 15' 11" x 11' 4" (4.85m x 3.45m) Two upvc double glazed windows to front.

BEDROOM 2 12' 5" x 10' 1" (3.78m x 3.07m) Upvc double glazed window to rear.

BATHROOM 11' 5" x 7' 3" (3.48m x 2.21m) Fitted with three piece suite comprising bath, pedestal wash hand basin and low-level wc, upvc obscure double glazed window to rear, built-in storage cupboard.



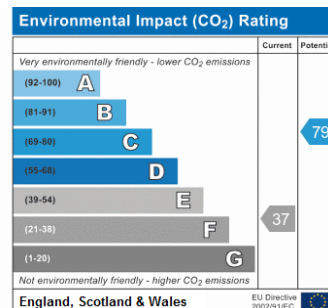
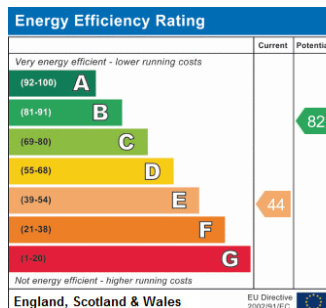
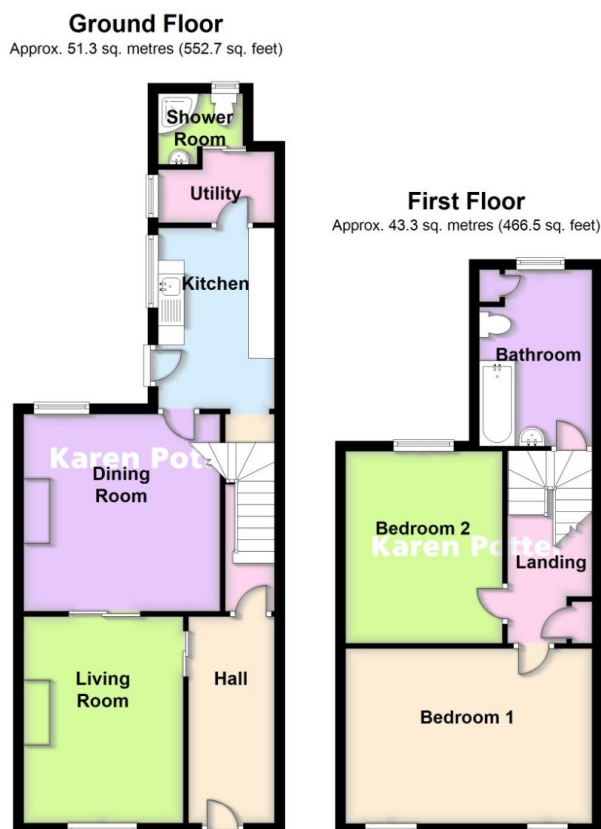
OUTSIDE: Courtyard patio garden to rear.

Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

Tenure: Yet to be formally verified.

Please Note: 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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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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 18/07/2018