

For Sale

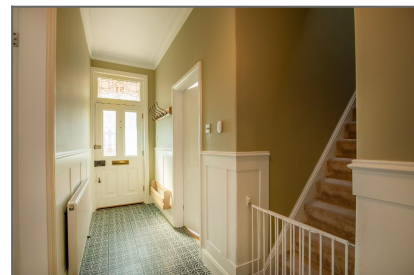
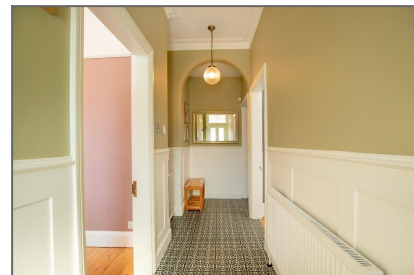
Aughton Road, Birkdale, PR8 2AJ



£487,500 - Under Offer

4 bedroom Semi-Detached

- ✓ **Four Bed Semi-Detached**
- ✓ **Three Reception Rooms**
- ✓ **Double Fronted**
- ✓ **Low Maintenance Rear Garden**
- ✓ **Beautifully Presented Throughout**
- ✓ **Sought After Birkdale Location**
- ✓ **Off Road Driveway Parking**
- ✓ **EPC Rating - 'C'**



Description

DON'T MISS OUT ON YOUR DREAM FAMILY HOME...PRICED TO SELL

Bailey Estates is delighted to present this stunning four-bedroom, double-fronted Victorian semi-detached property, ideally located along the ever-popular Aughton Road in Birkdale.

This highly sought-after location offers excellent connectivity, with Birkdale Train Station just a short stroll away, providing direct links to Southport and Liverpool via the Merseyrail line. Regular bus routes also serve the area, making commuting and travel effortless. Birkdale Village, within easy walking distance, is renowned for its vibrant mix of independent shops, cafés, and restaurants, creating a welcoming community atmosphere. Families will appreciate the excellent selection of nearby schools, including Birkdale Primary School and Christ The King Catholic High School and Sixth Form Centre.

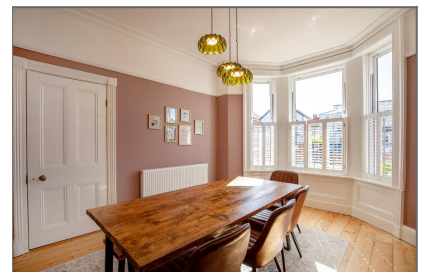
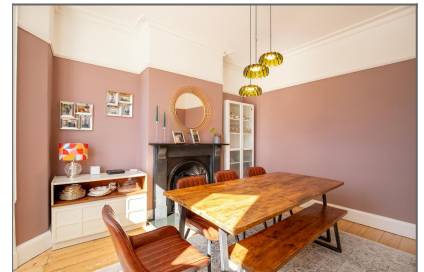
Standing proudly, this beautifully presented Victorian home is a rare gem, double fronted, full of character, and immaculately maintained throughout. A block-paved driveway provides convenient off-road parking, with a well-kept front lawn and a side access gate leading to the rear garden. Stepping into the entrance hallway, you're immediately greeted by period features that offer a glimpse of the charm and elegance that runs throughout the home.

To the left, a welcoming front dining room boasts a striking bay window and feature fireplace, while to the right, a spacious lounge with dual front-facing windows ensures a light, bright and airy living space. Stairs rise to the first floor, and to the rear of the hallway, you'll find the generous family room, complete with patio doors leading to the garden and access to a useful storage room.

Off the family room is a large utility space, with ample upper and lower storage, services in place for a washing machine and tumble dryer, a sink beneath a rear-facing window, and a door out to the garden. An open archway leads from the family room into the stylish and well-appointed kitchen/breakfast room, which offers a fantastic space for everyday living and entertaining alike. There's an array of base and wall units, integrated dishwasher, breakfast bar, space for a dining table, and a rear-facing window with garden views. A conveniently located WC/cloakroom is also accessed from here.

Upstairs, the landing is bright and airy with a skylight allowing natural light to flood in. The upper floor continues the home's immaculate presentation and characterful charm, offering four bedrooms; three of which are spacious doubles that would comfortably accommodate a king-size bed. The rear double bedroom benefits from an en suite WC, while the beautifully styled family bathroom is a real showstopper, featuring a freestanding bath, walk-in shower, WC and wash basin.

Externally, the rear garden has been designed with low maintenance in mind,



offering artificial grass, a paved patio area for outdoor dining or relaxing, and a handy outdoor storage space.

A property of this calibre, Victorian, double-fronted, and semi-detached is truly a rare find in today's market. Stunningly presented and brimming with original character, it makes the perfect future family home. Call Bailey Estates today on 01704 564163 to arrange your early viewing.

Location

Leaving Bailey Estates office, head south on Liverpool Road, taking the first left onto St Peters Road. Continue for approximately 0.3 miles then at the roundabout take the first exit onto Upper Aughton Road. Continue for approximately 0.2 miles where this wonderful home will be on your right, easily identified by a Bailey Estates FOR SALE board.

Ground Floor

Entrance Hallway - 15' 7" x 3' 9" (4.75m x 1.16m)

Dining Room - 14' 3" x 12' 0" (4.35m x 3.66m)

Lounge - 14' 7" x 11' 11" (4.46m x 3.64m)

WC/Cloakroom - 6' 9" x 6' 0" (2.08m x 1.84m)

Kitchen/Breakfast Room - 18' 2" x 12' 0" (5.55m x 3.66m)

Family Room - 18' 2" x 10' 4" (5.55m x 3.17m)

Storage Room - 7' 1" x 5' 4" (2.17m x 1.65m)

Utility Room - 17' 4" x 6' 1" (5.29m x 1.86m)

First Floor

First Floor Landing - 22' 8" x 6' 2" (6.91m x 1.9m) (maximum measurement)

Bedroom 1 - 14' 5" x 12' 1" (4.41m x 3.69m)

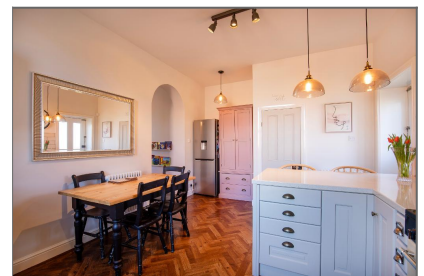
Bedroom 1 Ensuite WC - 3' 11" x 3' 8" (1.2m x 1.13m)

Family Bathroom - 12' 7" x 9' 10" (3.86m x 3.02m)

Bedroom 2 - 17' 4" x 5' 4" (5.29m x 1.63m)

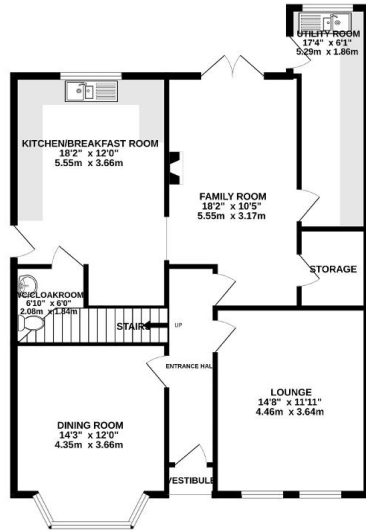
Bedroom 3 - 15' 3" x 14' 11" (4.65m x 4.57m)

Bedroom 4 - 12' 1" x 11' 10" (3.69m x 3.62m)

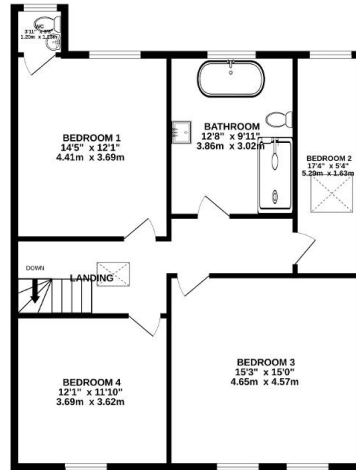


Floorplans

GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.

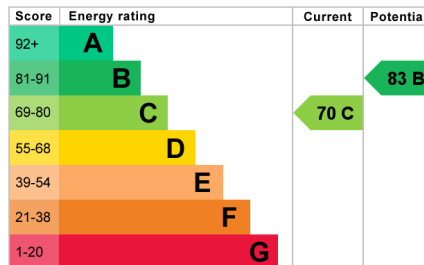


1ST FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA: 1859 sq.ft. (172.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix v2025



Additional Information

Council Tax Banding - C
Local Authority - Sefton Council

Tenure: Freehold

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.