

For Sale

Aughton Mews, Birkdale, PR8 2JX



**Offers in Excess of £175,000 -
Sold Subject to Contract**

2 bedroom Apartment

- ✓ **First Floor Apartment**
- ✓ **No Sales Chain Delay**
- ✓ **Fitted Kitchen**
- ✓ **Garage & Off Road Parking**
- ✓ **Lift Access**
- ✓ **2 Bedrooms**
- ✓ **Well Presented Throughout**
- ✓ **Birkdale Location**
- ✓ **EPC Band Rating - 'C'**



Bailey Estates

RESIDENTIAL SALES & LETTINGS

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Bailey Estates is a trading name of
'Nigel Bailey Estates Limited'

Description

****Willow House, Aughton Mews - Elegant First-Floor Apartment in the Heart of Birkdale****

Tucked away within the peaceful and well-maintained Willow House development in Aughton Mews, Birkdale, this impressive first-floor apartment presents an exciting opportunity to secure a stylish and spacious two-bedroom home in one of the area's most desirable residential locations.

Perfectly suited to professionals, downsizers, or those seeking a serene retreat with excellent access to local amenities, this property boasts an enviable position within walking distance of vibrant Birkdale Village. Here you'll find a fantastic mix of independent shops, coffee houses, and restaurants, along with convenient rail links from Birkdale Station, connecting you effortlessly to Southport, Liverpool, and beyond. Excellent transport links and nearby green spaces add to the appeal of this sought-after location.

Inside, the apartment is light-filled and beautifully maintained throughout. A wide entrance hallway currently doubles as a home office or reading nook, offering flexible use of space. The front-facing lounge is generously proportioned, providing a welcoming setting for relaxing or entertaining.

The contemporary kitchen is fitted with a range of quality appliances, including an integrated fridge freezer, dishwasher, washing machine, electric oven, and a five-ring gas hob with modern extractor above, perfect for anyone who enjoys cooking and entertaining.

There are two excellent double bedrooms, of which both benefit from built-in wardrobes, providing ample storage. The main bathroom is neatly presented and includes a bath, WC, wash basin, and bidet.

The property is further enhanced by beautifully landscaped communal gardens, ideal for enjoying the outdoors. Additional features include lift access, a secure entry system, residents' parking, and a private single garage for added convenience.

This is a fantastic opportunity to own a beautifully appointed, well-located apartment in a peaceful Birkdale setting, a home not to be missed. Contact Bailey Estates today on 01704 564163 to arrange your viewing.

Location

Leave Bailey Estates Birkdale Village office and continue along Bolton Road, continue across into Clarence Road to the end junction. Turn left here into Upper Aughton Road and continue over the train-tracks where you will take an immediate right turn into Aughton Mews. Willow House is located at the end of the private driveway.



First Floor

Entrance Hallway - 9' 7" x 9' 0" (2.93m x 2.75m) (maximum measurement)

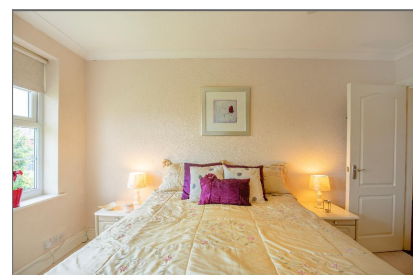
Kitchen - 10' 3" x 9' 6" (3.13m x 2.91m)

Lounge - 16' 5" x 12' 2" (5.01m x 3.71m)

Bathroom - 8' 6" x 5' 4" (2.61m x 1.65m)

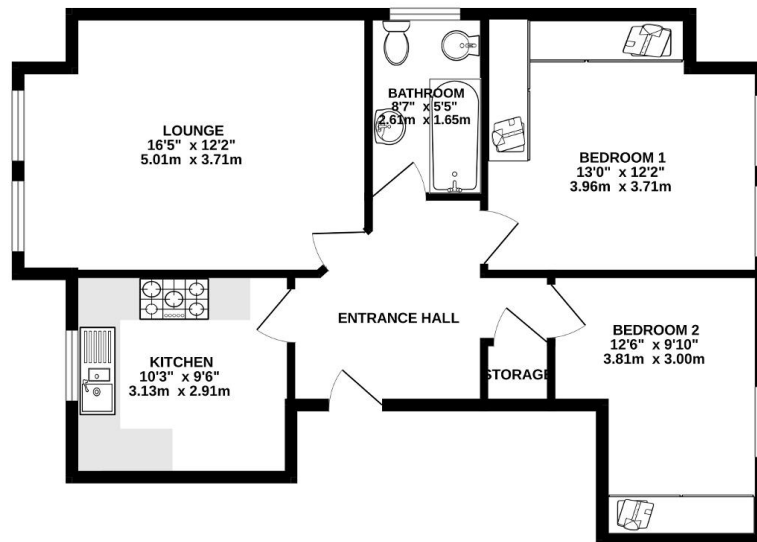
Bedroom 1 - 12' 11" x 12' 2" (3.96m x 3.71m)

Bedroom 2 - 12' 5" x 9' 10" (3.81m x 3m)



Floorplans

FIRST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.
While 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 misstatement. 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band C
Local Authority Sefton.

Tenure Leasehold

Term 999 years from 5th July 1990, £30 ground rent and service charge payable.

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.