

**For Sale**

**Upper Aughton Road, Birkdale, PR8 5EX**



**Offers in Excess of £175,000 -  
Under Offer**

### **3 bedroom Semi-Detached**

- ✓ **Three Bedroom Semi Detached**
- ✓ **Three Good Size Bedrooms**
- ✓ **Front Reception & Rear Diner**
- ✓ **Close to Village & Schools**
- ✓ **Very Well Presented Throughout**
- ✓ **Modern Fitted 4 Piece Bathroom**
- ✓ **Ideal for 1st Time Buyers**
- ✓ **EPC - Band Rating 'D'**



## Description

Nestled in the heart of Birkdale on the popular Upper Aughton Road, this exceptionally well-maintained three-bedroom semi-detached home presents an ideal opportunity for first-time buyers and savvy buy-to-let investors alike. With its tasteful interior, practical layout, and highly realistic asking price, this attractive property is a standout in today's competitive market. Boasting close proximity to highly regarded primary and secondary schools, as well as a wide range of everyday amenities, it offers both convenience and comfort in equal measure.

The property's kerb appeal is immediately evident with a block-paved driveway to the front that provides off-road parking for one to two family-sized vehicles. As you enter, a storm porch leads into a welcoming entrance hallway that sets the tone for the rest of the home. The ground floor features a charming front reception lounge which flows seamlessly into a spacious rear dining room; perfect for both relaxing evenings and entertaining guests. Moving towards the rear of the property, the modern fitted kitchen offers a practical and stylish space for culinary creativity, with a convenient side door granting access to the rear courtyard garden. This paved and easily maintained outdoor area serves as an ideal space for al fresco dining or simply enjoying the afternoon sun.

Beyond the kitchen, the ground floor is further enhanced by a contemporary four-piece bathroom suite, completing the downstairs accommodation in style. Upstairs, the property continues to impress with three generously sized double bedrooms. The master bedroom is especially noteworthy for its spaciousness and includes two fitted wardrobes, providing ample storage.

The home benefits throughout from uPVC double glazing and full gas central heating, ensuring energy efficiency and year-round comfort. Presented in excellent condition and located within one of Birkdale's most sought-after areas, this property offers genuine value for money and a lifestyle of convenience. Bailey Estates strongly encourages early viewings to avoid disappointment, as this gem is sure to attract significant interest.

To arrange your personal tour of this delightful Birkdale residence, contact our friendly sales team today on 01704 564163. Don't miss out; your new home could be just one call away.

## Location

Leave Bailey Estates Birkdale village office and head south on Liverpool Road. At the traffic light turn left into Eastbourne Road and then 3rd right into Upper Aughton Road. The property is located approximately 200 yards along and easily identified by a Bailey Estates FOR SALE board.

## Ground Floor



**Storm Porch - 3' 0" x 2' 10" (0.93m x 0.88m)**

**Entrance Hallway - 12' 0" x 3' 1" (3.67m x 0.94m)**

**Front Reception Lounge - 13' 8" x 11' 8" (4.17m x 3.57m)**

**Rear Reception/Dining Room - 12' 6" x 12' 1" (3.83m x 3.7m)**

**Kitchen - 10' 1" x 9' 0" (3.08m x 2.75m)**

**Family Bathroom - 9' 0" x 8' 0" (2.75m x 2.45m)**

## First Floor

**1st Floor Landing -**

**Master Bedroom - 13' 8" x 11' 3" (4.18m x 3.45m)**

**Middle Bedroom 2 - 12' 4" x 9' 11" (3.76m x 3.03m)**

**Rear Bedroom 3 - 10' 2" x 8' 6" (3.11m x 2.6m)**



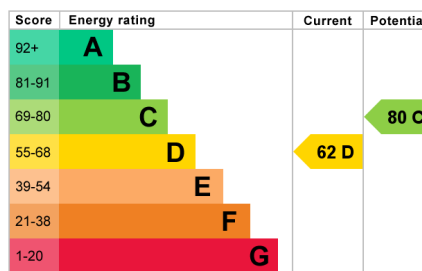


## Floorplans



TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor 02/20



## Additional Information

Council Tax Band B  
Local Authority Sefton

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.