



“Aughton Mews”, Aughton Road, Birkdale, Southport PR8 2JX

-  **Newly Built Detached House**
-  **Four Bedrooms**
-  **En Suite Shower Room**
-  **Utility Room, Garage**
-  **Conservatory**
-  **Upvc Double Glazing**

A rare opportunity to purchase one of two newly built detached houses located to the shore side of Birkdale and offering well planned, attractively proportioned accommodation ready for immediate occupation.

Constructed by award-winning Developers, William Scott Ltd, the houses have been designed and built to exacting standards with particular attention paid to detail and specification which can only be appreciated fully upon an internal inspection. Both properties will have the benefit of NHBC 10 year warranty.

Newly carpeted and decorated, the houses occupy a secluded location within the "Aughton Mews" development and comprise Hall, Fitted Cloakroom/wc, Lounge, Fitted Dining Kitchen (with integrated oven, hob, dishwasher, microwave), Utility Room and Conservatory to the ground floor with four Bedrooms (the principal with En Suite Shower Room) and main Bathroom to the first floor. Gas central heating and upvc double glazing are installed and there are wall positions for flat screen televisions throughout. There is an enclosed garden to the rear and a block paved driveway leading to a separate brick Garage.

Aughton Mews is located off Aughton Road and is within easy access of the many amenities of both Birkdale Shopping Village and the town centre. The railway station on the Southport/Liverpool line is readily accessible.

Price: £309,950, Subject to Contract

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

GROUND FLOOR:



HALL feature entrance door with bevelled leaded glazing, staircase to the first floor with glass panelling, upvc double glazed window to the front, coved ceiling, storage cupboard, laminate flooring, under stairs storage cupboard.

FITTED CLOAKROOM/WC white low level wc, wash hand basin, upvc double glazed window, laminate flooring.



FRONT LOUNGE 18' 4" x 13' 3" (5.59m x 4.04m) overall, including upvc double glazed splay bay window, double doors from the hall, feature fireplace with living flame coal effect gas fire flanked by upvc double glazed windows, coved ceiling.



FITTED DINING KITCHEN 22' 5" x 10' 6" (6.83m x 3.2m) overall, with a range of fitments comprising base units of cupboards and drawers, wall units to accord, working surfaces, inset stainless steel sink unit with mixer tap, integrated dishwasher, electric

oven, microwave, four burner gas hob and cooker hood, part tiled walls, flush fitting spot lights, wall position for television, bi-fold doors leading to the Conservatory.



UTILITY ROOM 4' 10" x 4' 10" (1.47m x 1.47m) inset circular sink with mixer tap, storage cupboard, plumbing for a washing machine, upvc double glazed window and door to the side.



CONSERVATORY 14' 11" x 8' 5" (4.55m x 2.57m) upvc double glazed windows to the rear and sides incorporating double French doors to the rear garden, under floor heating, laminate flooring, points for wall lights, pitched Pilkington glass roof.

FIRST FLOOR: LANDING upvc double glazed window to the side, access to roof void, storage cupboard with radiator.



FRONT BEDROOM 1 12' 11" x 12' 11" (3.94m x 3.94m)

upvc double glazed windows to the front and side, wall position for flat screen television.



EN SUITE SHOWER ROOM 9' 5" x 3' 3" (2.87m x 0.99m) white suite comprising shower cubicle, vanity unit, part tiled walls, chrome heated towel rail, upvc double glazed window, tiled floor.



REAR BEDROOM 2 10' 7" x 8' 5" (3.23m x 2.57m) plus door recess, upvc double glazed window.

REAR BEDROOM 3 12' 2" x 7' 5" (3.71m x 2.26m) upvc double glazed window, wall position for flat screen television.

FRONT BEDROOM 4 7' 5" x 7' 1" (2.26m x 2.16m) upvc double glazed window, recess with built in wardrobe and double doors, wall position for flat screen television.



BATHROOM 7' 7" x 5' 9" (2.31m x 1.75m) white suite comprising panelled bath with drench shower and

detachable shower above, shower screen, vanity unit, low level wc, tiled floor, chrome heated towel rail, upvc double glazed window, part tiled walls.



OUTSIDE: There is an enclosed rear garden planned with lawn and paved patio. The block paved driveway at the front provides access to a brick Garage which has power, lighting and an up and over door.

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

Tenure: We are advised the properties are Leasehold.

Service Charge: To be confirmed.

Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

Guarantee: The Developer is registered with the National House Building Council (NHBC) which provides the remainder of a 10 year "Buildmark" Warranty.

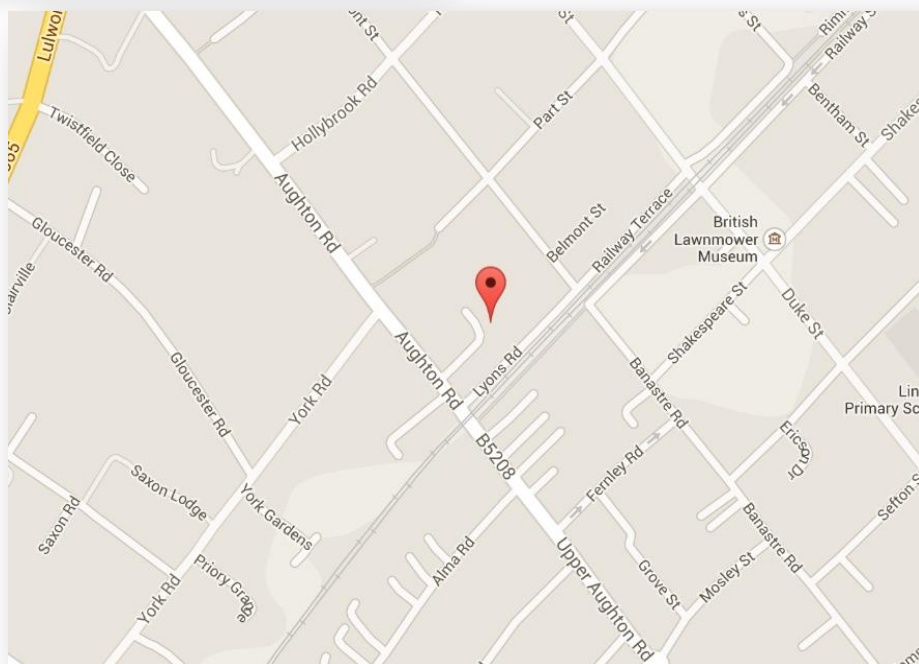
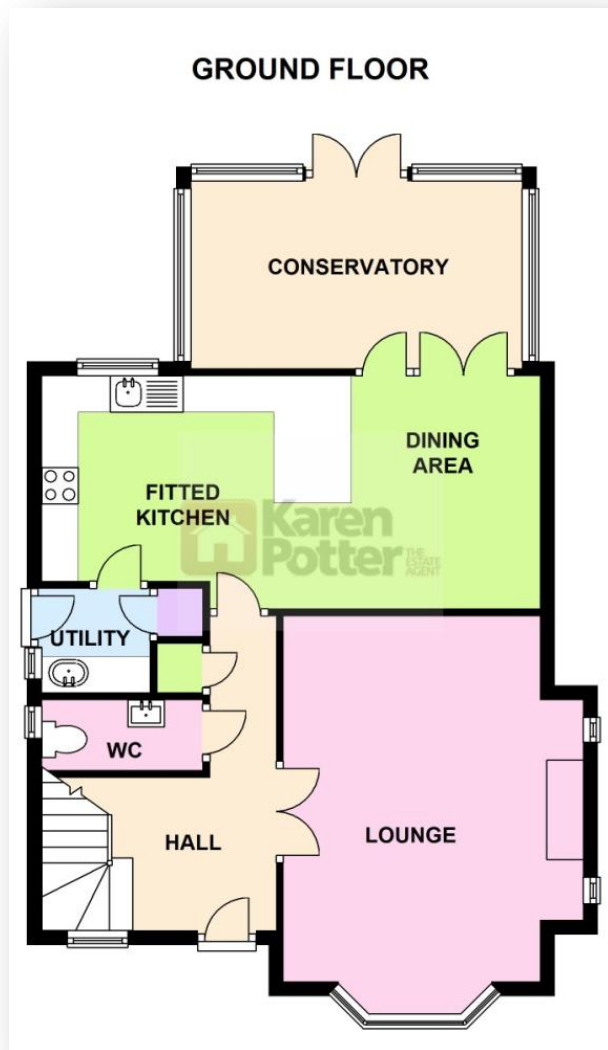
Energy Efficiency: Using the Government's Standard Assessment Procedure 2001 (SAP-2001 version 9-70) these dwellings are rated on a scale of 0 to 120:-

Number 3: To be confirmed

Number 4: To be confirmed

A SAP energy rating gives a measure of the energy efficiency of a dwelling. It is based on energy costs for space and water heating. It is expressed on a scale of 0 to 120. The higher the number, the more energy efficient the home.

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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. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.