



Hampton Road, Southport, PR8



6



2



4

£300,000

- Excellent Potential
- Detached Property
- 2 Seperate Flats
- Town Centre Location
- 6 Bedrooms
- 4 Reception Room
- Freehold
- EPC rating D



Northwood are excited to bring to market this substantial and traditional Victorian detached property. This property has been converted in to 2 separate flats; but provides excellent potential to renovate and make an excellent investment property, or reconfiguring and making a truly beautiful family home.

Entering the property via steps and the double doors you are immediately greeted with a hallway which includes a cupboard, original mural style coving and 2 doors creating direct access to both the flats. The ground floor flat has 3 reception rooms, 2 bedrooms, office, bathroom and kitchen. Whilst the first floor flat has a further 3 bedrooms, living room, kitchen and bathroom. Overall, this property offers excellent space both upstairs and downstairs, creating endless amounts of potential for prospective buyers!

Located on Hampton Road; the property is within close vicinity to Southport town Centre, a host of transport links and all the amenities the town has to offer. Outside to the front is a large driveway, creating ample parking and made private from the road with a low wall and trees. Trees and bushes line the entrance and gives the property a real WOW factor! Externally to the rear is a large garden accessed both from the ground floor flat, first floor flat and side access gate. The patio area is paved and leads directly onto a large lawn with a variety of shrubs in the borders. To side of the garden is 2 brick-built outbuildings creating great outdoor storage space.



Entrance Hall

Stone and tiled steps leading to a double doorway and entering the vestibule style entrance hall. Doors creating access to both apartments.

Ground Floor - Flat A

Hallway

Part glazed door with side panel allowing light through the L shaped hallway, with doors to all rooms.

Living Room 5.10m x 3.20m (16'8" x 10'6")

Large bay window to the front aspect. Large, tiled fire surround.

Kitchen 3.66m x 2.70m (12'0" x 8'11")

Window to the rear aspect. Range of units, large built in pantry storage and alcove with space and plumbing for freestanding gas oven. Door to rear entry and garden.

Office/ Bedroom 2.41m x 2.39m (7'11" x 7'10")

Window to rear aspect. Boiler and wall mounted storage. This room is currently set up as an office but could be used for a variety of purposes.

Bedroom 1 5.06m x 4.14m (16'7" x 13'7")

Large windows to front aspect. Spacious master bedroom with feature stone fire surround.

Bedroom 2 4.11m x 4.12m (13'6" x 13'6")

Large windows to rear aspect. Generously sized double bedroom.

Bathroom 1.91m x 1.66m (6'4" x 5'5")

A stained-glass door leads into a family size bathroom with suite comprising of WC, basin sink unit and bath with shower over. Window to side aspect and part tiled.





First Floor Flat - Flat B

Stairs and Landing 1.91m x 3.70m (6'4" x 12'1")

A beautiful traditional staircase leads up to a split-level landing. Large bay window to the side aspect and making a very bright and open feel.

Bathroom 2.38m x 2.36m (7'10" x 7'8")

Windows to side aspect. WC, washbasin and bath with shower over.

Living Room 5.09m x 4.12m (16'8" x 13'6")

Large bay window to the front aspect. Features such as a large, tiled fireplace, coving and picture rails.

Kitchen 2.40m x 2.75m (7'11" x 9'0")

Window to the rear aspect. Range of units, large built in pantry storage and alcove with space and plumbing for freestanding gas oven. Door to rear entry and steps leading to garden.

Bedroom 1 5.08m x 3.41m (16'8" x 11'2")

Window to front aspect. Two large windows to the front aspect. Similarly to the living room features include a large, tiled fireplace, coving and picture rails.

Bedroom 2 4.11m x 3.94m (13'6" x 12'11")

Window to rear aspect. Ornate style original fireplace on a chimney breast wall with 2 large storage cupboards either side.

Bedroom 3 3.37m x 2.30m (11'1" x 7'6")

Window to front aspect. A third bedroom with plenty of space and would comfortably fit a single bed.



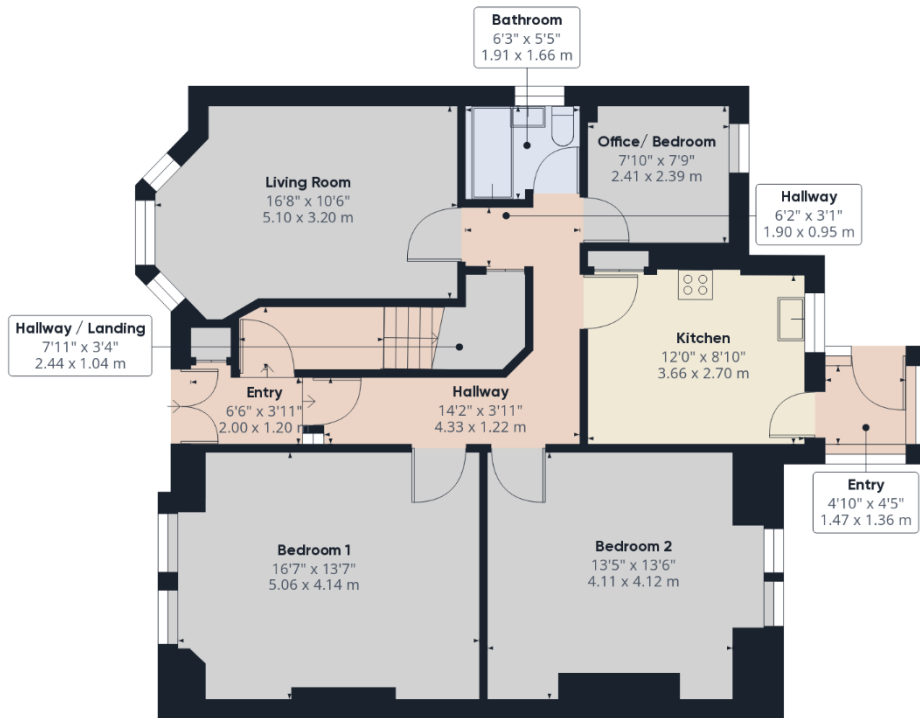


External

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Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



Floor 0



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		



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