



**'Oakwood' 63 Hampton Road
Southport, PR8 6QA £485,000
'Subject to Contract'**



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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

This superb double-fronted detached house, brimming with character and charm, welcomes you with an inviting reception hall leading to two generous reception rooms at the front. The modern dining kitchen flows into a rear dining area and porch overlooking the gardens. A separate utility room and ground floor WC add practicality. The lower ground floor boasts two sizable cellar rooms, perfect for storage or future conversion (subject to consent). The first floor offers three double bedrooms, a family bathroom, and separate shower room, while a staircase leads to the top floor with three additional bedrooms and a modern shower room – ideal for guests or teenagers. The property enjoys established gardens, a garage, and is conveniently located near schools, amenities, and excellent commuter links to Liverpool and Manchester.

Enclosed Entrance Vestibule

Upvc double glazed double outer doors, tiled flooring, glazed inner door to....

Entrance Hall

Real wood flooring, stairs to the first floor with handrail, spindles and newel post,. Dado rail, picture rail, ornate coves and coving. Archway opens to ground floor cloakroom/utility also leading to basement rooms and ground floor WC.

Living Room - 5.11m x 4.24m (16'9" into bay x 13'11" into recess)

Upvc double sash bay window to front, real wood flooring, log burning stove inset to chimney breast over slate hearth with wooden surround. Picture rail, coving and ceiling rose.

Sitting Room - 5m x 4.24m (16'5" into bay x 13'11" into recess)

Upvc double glazed sash bay window with fitted plantation style shutters. Real wood flooring continues with working cast iron fireplace over tiled hearth with Marble surround. Picture rail, coving and ceiling rose.

Dining Kitchen - 4.93m x 4.37m (16'2" overall measurements x 14'4" into recess)

Attractive cream shaker style kitchen including a wide range of built-in base units with cupboards and drawers, wall and glazed china cupboards and working surfaces with 1 1/2 bowl, mixer tap and drainer. Integral appliances include dishwasher, wine cooler, and Range double electric oven complete with five burner gas hob and plate warmer. Tiled flooring, partial wall tiling and recess spot lighting. Space for free standing fridge freezer. Upvc double glazed windows overlooking rear garden. Square archway leads to...

Dining Area - 3.84m x 2.82m (12'7" x 9'3" overall measurements into bay)

Upvc double glazed box bay window to rear. Tiled flooring, recess spot lighting. Glazed inner door leads to rear porch to rear garden.

Utility Area/Cloaks Cupboard - 1.37m x 1.93m (4'6" extended to 6'4" x 10'4 overall measurements)

Upvc double glazed sash window to side. Hanging space to one wall. Base units with cupboards below also concealing plumbing for washing machine. Single bowl sing unit with mixer tap and drainer. Tiled flooring, door via concealed staircase to basement level.

Ground Floor WC - 1.02m x 1.91m (3'4" x 6'3")

Upvc double glazed window overlooks rear garden. Low level WC, pedestal wash hand basin with mixer tap, partial wall tiling, tiled flooring.



First Floor Landing

1/2 landing access with Upvc double glazed sash window to side. Stairs lead to second floor suite of rooms with handrail, spindles and newel post.

Shower Room/WC - 2.18m x 2.21m (7'2" x 7'3")

Opaque Upvc double glazed window. Three-piece modern white suite comprising low level WC, pedestal wash hand basin with illuminated vanity wall mirror. Corner step-in shower enclosure with plumbed-in overhead rainfall style shower. Handrail, tiled walls and flooring. Cupboard to eaves.

Bedroom 1 - 4.22m x 5.66m (13'10" overall measurements x 18'7" overall measurements to chimney breast.)

Upvc double glazed sash windows to front, Wall light points, picture rail and coving.

Bedroom 2 - 4.19m x 4.22m (13'9" x 13'10" into recess)

Upvc double glazed sash window, fire surround to chimney breast and book shelving fitted to recess. Picture rail and coving.

Bedroom 3 - 4.24m x 4.29m (13'11" x 14'1" into recess)

Upvc double glazed window overlooks rear of property. Picture rail and coving.

Family Bathroom - 2.18m x 3.02m (7'2" x 9'11" to front of wall cupboards)

Opaque Upvc double glazed window. Three-piece modern white suite comprising of low level WC, pedestal wash hand basin and panelled bath with central mixer tap and handheld telephone style shower attachment. Partial wall tiling, tiled flooring and recess spot lighting. Heated towel rail and built-in linen cupboard houses the Worcester' central heating boiler, recess spot lighting and extractor

Second Floor Landing

1/2 landing access with Upvc double glazed sash window to side and door to guest bathroom/WC. Stairs up to the main landing lead to three bedrooms, ideal for use as a guest retreat or teenager's pad.

Shower Room/WC - 2.24m x 2.21m (7'4" x 7'3")

Three-piece modern white suite comprising of low-level WC, pedestal wash hand basin and entry level shower enclosure with glazed shower screen and electric shower. Neo classical heated towel rail. Tiled flooring, partial wall tiling.

Bedroom 4 - 4.22m x 4.11m (13'10" x 13'6" overall measurements including areas of reduced head heights)

Upvc double glazed window.

Bedroom 5 - 4.22m x 4.11m (13'10" x 13'6" including areas of reduced head height)

Upvc double glazed window, exposed wooden beams.

Bedroom 6 - 4.19m x 4.27m (13'9" x 14'0" overall measurements including areas of reduced head height)

Upvc double glazed window, partial wall panelling, Neo classical/ wall radiator.

Basement Level

Cellar Room 1 - 4.9m x 4.17m (16'1" into bay x 13'8" into recess)

With glazed window, and housing electrical consumer unit and solar panelling plant.

Cellar Room 2 - 5.05m x 4.17m (16'7" into bay x 13'8" into recess)

Glazed bay window, housing gas meters.

Outside

Secure gated front access leads via hard surface and flagged driveway, arranged for ease of maintenance with well stocked and established borders. A garage is located to the rear measuring 31' 1" x 10' via up and over door, with electric light and power supply. The generous rear garden is well screened with raised borders and a further variety of established plants, shrubs and trees. There is also an adjoining lean-to to the garage.

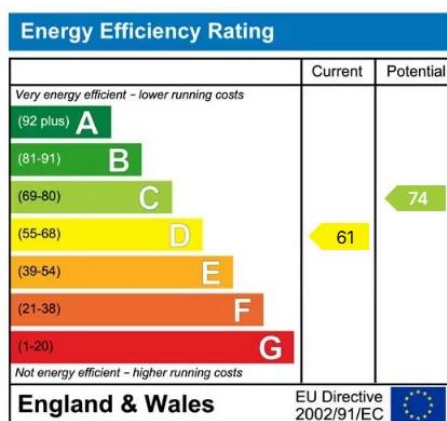
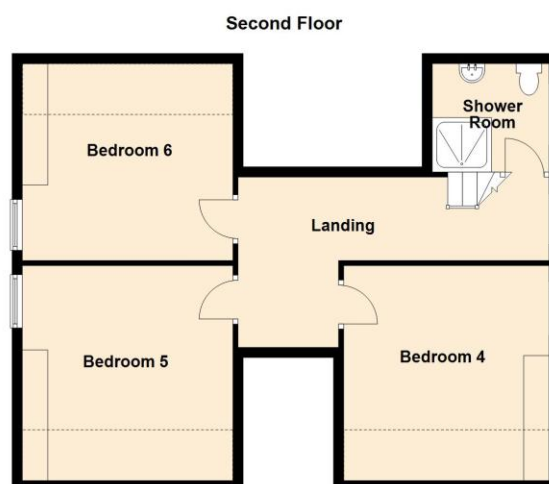
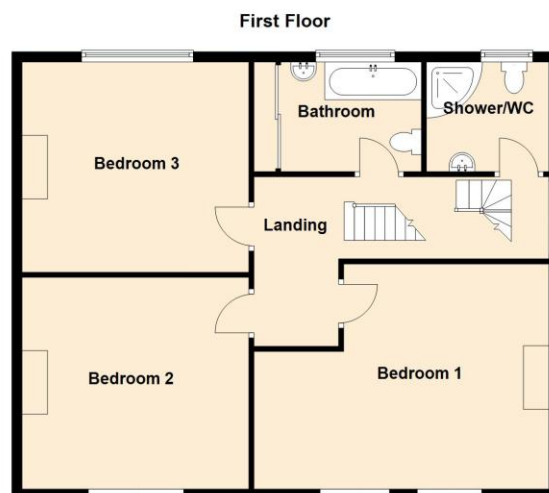
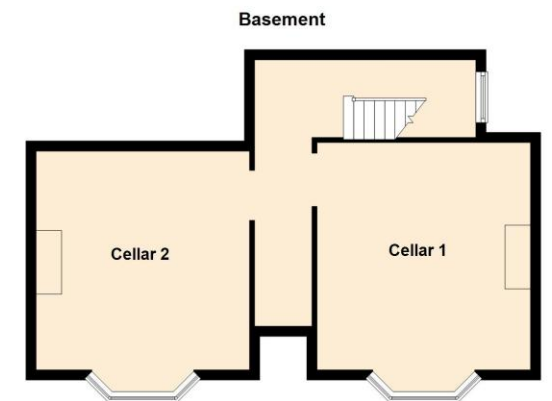
Note Re Photovoltaic Panels

We confirm that the house has an array of 10 photovoltaic panels, installed in May 2016. These provide electricity during daylight hours, reducing the bills, and they generate quarterly tax-free Feed In Tariff (FIT) income by returning sustainable energy to the national grid.

Tenure

Freehold.





Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.