



**65, Hampton Road, Southport, PR8 6QA**

Offers Over £480,000

*David  
Davies*  *Collection*





## 65, Hampton Road, Southport, PR8 6QA

- EPC: E
- Council Tax Band: E
- Freehold
- Immaculate Detached Property
- Two Well Designed Reception Rooms
- Six Good Sized Bedrooms
- Ensuite In The Master Bedroom
- Parking Area For Six Cars
- Large Rear Garden
- Viewing Is Essential

An exceptional double bay fronted residence finished to a fine standard sprawling over 3000 sq ft and finished to traditional specification throughout, the current owners have commissioned a full renovation that lavishes attention on every detail.

Tucked away in a private plot, the property is approached through private gates leading to the huge driveway providing ample off-road parking for the family fleet. The accommodation is entered via porchway into a large welcoming hallway with wooden flooring.

There are three reception rooms off the hallway, a beautifully proportioned reading room, the fabulous tv room, to the rear of the hall, is the generously proportioned open plan living/dining/kitchen area.

The kitchen enjoying premium base and wall storage solutions with solid worktops. We have a ground floor cloakroom W/C with conservatory to the rear of the property which completes the ground floor.

To the first floor we have three double bedrooms the master enjoying en suite facility, all bedrooms being of generous size. The family bathroom completing the first floor. To the second floor we have a further three double bedrooms with a landing family bathroom.

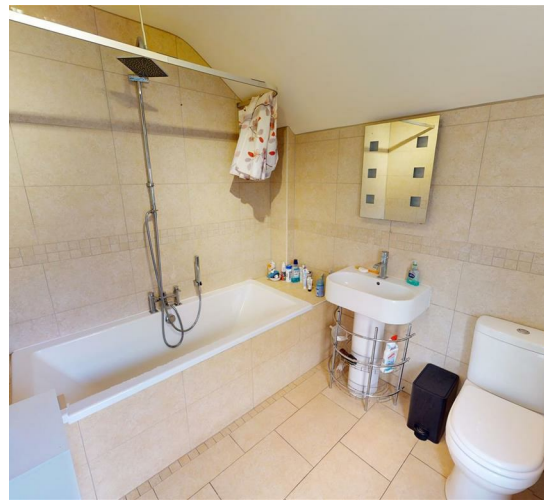
Externally, the landscaped garden mainly laid to lawn, with stunning decked areas to enjoy our fabulous summertime with the bbq sizzling and the vino on chill. The property benefits from lots of local amenities, fabulous walking trails, some of the best local primary and secondary schools, with commuter links to Liverpool, Manchester and beyond. The property benefits from 14 solar panels and 7.6kWh battery to lower bills.

Vendor is looking to sell some furniture at a cost to be agreed with a purchaser.

EPC: E











**David Davies**

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*David Paul Davis*

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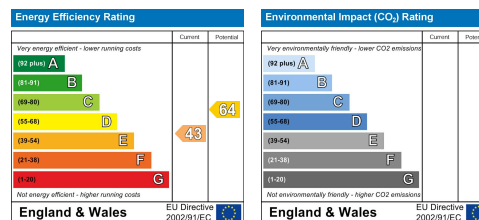
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