



**18 Chambres Road
Southport, PR8 6JQ £675,000
'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

Occupying a generous plot with established gardens and extensive off-road parking, this impressive double-fronted detached residence offers substantial and versatile accommodation arranged over four floors, combining traditional character with contemporary appointments to create an exceptional family home. The ground floor comprises an entrance vestibule, welcoming reception hallway, WC, three generous reception rooms, breakfast room, conservatory and a beautifully appointed bespoke in-frame fitted kitchen. A particular feature is the extensive lower ground floor accommodation, incorporating a gymnasium, additional kitchen, playroom, cinema room, utility room, storerooms, contemporary four-piece bathroom and separate sauna. With independent external access, this level offers excellent flexibility for recreation, entertaining, independent teenage living or potential ancillary family use, subject to any necessary consents. To the first floor are four bedrooms, including a spacious principal bedroom, a bedroom currently utilised as a home office and a beautifully appointed five-piece family bathroom. A fixed staircase leads to the second floor, providing three further bedrooms, an additional home office, separate WC and versatile ancillary accommodation. A passenger lift is also installed, although its operational condition has not been verified. Externally, the established gardens feature raised patio terraces, lawned areas and mature planting. Extensive gated parking accommodates numerous vehicles, complemented by two garages and secure side access. Conveniently positioned for local amenities, schools and colleges, the property also offers access to Southport Town Centre and railway connections towards Liverpool Central and Manchester Piccadilly. An exceptional and highly individual home offering remarkable space, flexibility and versatility for modern family living.

Enclosed Entrance Vestibule

Glazed double outer storm doors with midway wall panelling. Step up to glazed, stained and leaded light inner door leading to...

Reception Hall

Central staircase leading to the first floor with handrail, spindles and newel post. Understairs access via door leads by fixed staircase to the lower ground floor suite of rooms. Wood-grain laminate-style flooring, dado rail, picture rail, ornate corbels and coving. Doors lead to the main accommodation, with a separate door leading to...

Ground Floor WC - 2.51m x 1.96m (8'3" x 6'5")

Glazed sash window. Modern suite comprising high-level WC, vanity wash hand basin with marble top, inset vanity sink, mixer tap and tiled splashback. Heated towel rail, wall light points, tiled flooring and recessed spotlighting.

Living Room - 5.77m x 4.39m (18'11" into bay x 14'5")

Upvc double-glazed bay window and glazed side window. Ornate fire surround incorporating inset bevelled vanity mirror above the mantelpiece. Wood-grain laminate-style flooring, dado rail, picture rail, ornate coving and ceiling rose.

Dining Room - 5.71m x 4.34m (18'9" into bay x 14'3")

Upvc double-glazed bay window overlooking the front of the property. Open recess to chimney breast with ornate fire surround incorporating inset bevelled vanity mirror above the mantelpiece, set over a Marble hearth. Wood-grain laminate-style flooring, dado rail, picture rail, ornate coving and ceiling rose.

Sitting Room - 4.14m x 4.11m (13'7" x 13'6" into recess)

Two Upvc double-glazed windows overlooking the rear of the property, together with a glazed side window. Wood-grain laminate-style flooring and feature wood-burning stove inset to chimney breast with wooden surround and tiled hearth. Picture rail, overhead storage cupboard and coving.

Inner Hall - 1.42m x 1.63m (4'8" x 5'4")

Providing useful hanging space with dado rail and glazed inner door leading to...

Breakfast Room - 3.07m x 3.35m (10'1" x 11'0" overall measurements)

Tall Upvc double-glazed window to side, picture rail, coving and ceiling rose. A number of pillared archways provide open-plan access leading to...

Conservatory - 3.66m x 3.76m (12'0" into recess x 12'4")

Upvc double-glazed windows and double doors opening onto a raised patio terrace, with steps leading down to the enclosed rear gardens. Wall light points.

Kitchen - 3.76m x 2.97m (12'4" x 9'9")

Double-glazed sash window overlooking the rear of the property. Beautifully appointed bespoke in-frame fitted kitchen incorporating a range of base units with cupboards and drawers, wall cupboards and pantry cupboards with automatic internal lighting. 'Quartz' working surfaces incorporate twin 'Belfast'-style sink units with instant hot water tap and separate rinsin tap. Appliances include a five-burner range-style hob with 'Quartz' splashback and dishwasher. Wall light points. Glazed inner door provides access via steps leading down to...

Inner Hall

Upvc double glazed window, steps down to lower ground floor level suite of rooms.

Gymnasium - 4.22m x 3.96m (13'10" x 13'0")

Upvc double-glazed double doors and separate single door providing access to the rear of the property. 'Travertine' wall and floor tiling, together with Upvc double-glazed window to side. Cupboard to one wall housing the gas meter. Further steps provide inner access leading down to...

Lower Ground Floor Kitchen - 3.94m x 4.06m (12'11" x 13'4" into recess)

Fitted with a range of white base units incorporating cupboards and drawers, working surfaces with single-bowl sink unit and drainer. Appliances include an electric oven, four-ring gas hob with extractor above, space for freestanding fridge freezer and plumbing provision. Part-wall tiling and tiled flooring. Door opens to cupboard housing combination-style central heating boiler units serving different floors of the property. Glazed inner door leads to...

Lower Ground Hall

Fixed staircase providing access to the main accommodation, incorporating handrail, spindles and newel post. Doors lead to further lower ground floor accommodation.

Playroom - 5.74m x 4.34m (18'10" into bay x 14'3")

Upvc double-glazed window, central heating and wall light points.

Store - 3.66m x 1.7m (12'0" x 5'7")

Useful storage area housing the electrical consumer unit.

Cinema Room - 5.79m x 4.34m (19'0" into bay x 14'3")

Upvc double-glazed windows to side, wall light points and central heating.

Lower Ground Floor Bathroom/WC - 3.63m x 2.74m (11'11" x 9'0" overall measurements)

Opaque Upvc double-glazed window. Modern four-piece bathroom suite comprising vanity wash hand basin with marble top, inset vanity sink and mixer tap, together with wall light points. Step-in shower enclosure incorporating plumbed-in shower and glazed sliding shower door. Low-level WC and panelled bath with telephone-style mixer tap and handheld shower attachment. Tiled walls and flooring, together with recessed spotlighting. The bathroom suite also incorporates a separate sauna, providing a particularly attractive leisure feature.

Inner Hall

Providing access to the passenger lift. **Please note:** The operational condition of the passenger lift has not been verified. Prospective purchasers should make their own enquiries regarding its condition, operation and suitability.

Utility Room - 3.68m x 3.07m (12'1" x 10'1" overall measurements)

Plumbing available for washing machine, space for tumble dryer and further fitted base units incorporating cupboards and drawers.

Store Room - 2.46m x 2.03m (8'1" x 6'8")

Glazed window to side.



First Floor Landing

Half landing incorporating double-glazed side window, leading to the main landing. Fixed staircase continues to the second floor suite of rooms, incorporating handrail, spindles and newel post. Wood-grain laminate-style flooring and coving. Inner hall accessed via archway provides access to the passenger lift, with further door leading to the bedroom/office.

Please note: The operational condition of the passenger lift has not been verified. Prospective purchasers should satisfy themselves as to its condition and suitability.

Bedroom 4/Office - 3.1m x 3.38m (10'2" into bay x 11'1")

Double-glazed bay window overlooking the rear of the property. Vanity wash hand basin to one wall incorporating tiled splashback. Picture rail.

Bedroom 1 - 5.18m x 6.22m (17'0" x 20'5" overall measurements)

Three Upvc double-glazed windows providing excellent natural light. Picture rail, coving and ceiling rose.

Bedroom 2 - 4.72m x 4.42m (15'6" x 14'6")

Two Upvc double-glazed windows, picture rail and coving.

Bedroom 3 - 4.14m x 4.17m (13'7" x 13'8")

Double-glazed window overlooking the rear of the property. Picture rail, coving and ceiling rose.

Family Bathroom - 3m x 2.95m (9'10" x 9'8")

Opaque double-glazed windows. Beautifully appointed modern five-piece bathroom suite comprising high-level WC and panelled bath with centrally positioned mixer tap and telephone-style handheld shower attachment. Entry-level walk-in shower enclosure incorporating shower screen, plumbed-in overhead shower and separate handheld shower attachment. Twin vanity wash hand basins with mixer taps and useful cupboards below. Wall light points, part-wall tiling, tiled flooring and recessed spotlighting.

Split-Level Landing

Split-level landing providing access through an archway to an inner hall incorporating passenger lift access and glazed overhead window.

Please note: The operational condition of the passenger lift has not been verified. Prospective purchasers should satisfy themselves as to its condition and suitability.

Inner Hall

Separate inner hallway providing access to the WC, office and bedrooms, with further doors leading to the remaining second floor accommodation.

Office - 3.38m x 3.05m (11'1" x 10'0" overall measurements, including areas of reduced head height)

Double-glazed skylight, Upvc double-glazed window and further sash window providing excellent natural light. Currently arranged as a home office, incorporating ornate fire surround and vanity wash hand basin.

WC - 1.93m x 0.91m (6'4" x 3'0")

Upvc double-glazed window, low-level WC, midway wall panelling and tiled flooring.

Bedroom - 3.51m x 3.12m (11'6" into recess x 10'3")

Upvc double-glazed window.

Bedroom - 3.45m x 2.92m (11'4" x 9'7" including areas of reduced head height)

Upvc double-glazed window and further sash window to side. Ornate fire surround.

Bedroom - 4.19m x 2.87m (13'9" x 9'5" including areas of reduced head height)

Upvc double-glazed sash-style window together with 'Velux' roof window. Ornate fire surround and doorway leading to useful walk-in storage cupboard. Wall light points.

Outside

The property is approached via gates opening onto an extensive block-paved driveway providing off-road parking for numerous vehicles, with established shrub borders. Further gated side access leads to a rear parking area and two garages with up-and-over doors. The enclosed rear gardens feature lawns, mature trees, established planting and a raised patio terrace, ideal for outdoor dining and entertaining. Independent external access to the lower ground floor suite further enhances the flexibility of the accommodation, ideal for larger families or potential ancillary family use, subject to any necessary consents.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band F. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Basement
Approx. 140.2 sq. metres (1509.4 sq. feet)



Ground Floor
Approx. 129.6 sq. metres (1393.7 sq. feet)



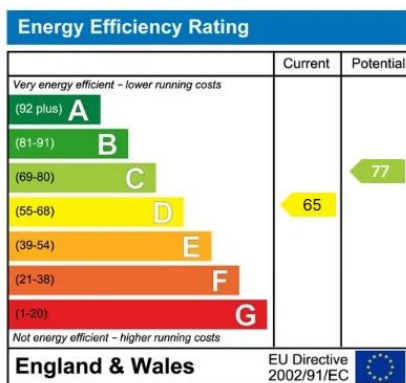
First Floor
Approx. 125.2 sq. metres (1347.5 sq. feet)



Second Floor
Approx. 91.3 sq. metres (982.8 sq. feet)



Total area: approx. 486.2 sq. metres (5233.4 sq. feet)



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