



**92 Hampton Road, Southport, PR8 5DZ**  
**'Offers In Excess Of' £270,000**  
**'Subject to Contract'**

This traditional, "doors-together," much sought-after family house offers considerable character and appeal, featuring a pillared bay front and a welcoming driveway via wrought iron gate, providing off-road parking. The entrance vestibule leads into a spacious entrance hall and the main accommodation. The ground floor boasts three reception rooms, with the third linking the kitchen and leading to a separate rear utility. The enclosed, established garden includes a vaulted-ceiling store, an external WC, a lean-to greenhouse, and a garden store. Upstairs, there are four bedrooms, a bathroom, and a separate WC. While the home would benefit from some improvements, it offers a fantastic opportunity to make it your own. Ideally located near excellent schools, amenities, the A565 commuter link, Southport town center, Lord Street, and nearby colleges, it's a wonderful family home with potential.

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*Southport's Estate Agent*

### Enclosed Entrance Vestibule:

Upvc double-glazed double outer doors with Upvc double-glazed arched insert above leading to vestibule. Opaque Upvc double-glazed inner door with further arch over leading to...

### Entrance Hall

Stairs to first floor with handrail, spindles, and newel post. Dado and picture rail, coving. Door leads to useful under-stairs storage cupboard housing meters.

### Lounge - 4.85m x 4.04m (15'11" into bay x 13'3")

Upvc double-glazed bay window to front, gas fire with marble interior hearth and wooden fire surround, picture rail, and ornate coving.



### Sitting Room - 4.47m x 3.56m (14'8" into bay x 11'8")

Upvc double-glazed bay window to rear of property, gas fire with surround, picture rail, and coving.

### Breakfast Room - 3.78m x 3.63m (12'5" into recess x 11'11")

Upvc double-glazed side window, gas fire, fire surround, and shelving to recess. Picture rail and coving. Door to...



### Kitchen - 2.26m x 3.63m (7'5" x 11'11")

Upvc double-glazed side window, base units with cupboards and drawers, wall cupboards, and working surfaces. Single bowl sink unit with mixer tap and drainer. Part wall tiling, wall-mounted central heating boiler system, and space for cooker. Glazed door leads via step down to...

### Utility Room - 1.47m x 3.48m (4'10" x 11'5")

Upvc double-glazed door and window lead to garden at the rear. Space available for free-standing fridge/freezer, plumbing for washing machine. Tiled flooring and shelving.



### First Floor

Split-level landing access with skylight maximizing natural light and built-in cupboard to main landing.

### Bedroom 1 - 4.9m x 3.66m (16'1" into bay x 12'0")

Upvc double-glazed bay window, picture rail, coving, fire surround, and mantelpiece.

### Bedroom 2 - 3.61m x 3.56m (11'10" x 11'8")

Upvc double-glazed window.

### Bedroom 3 - 2.69m x 3.78m (8'10" x 12'5" into recess)

Upvc double-glazed window to side.



### Bedroom 4 - 3.1m x 1.78m (10'2" x 5'10")

Upvc double-glazed window.

### Bathroom - 2.34m x 2.69m (7'8" x 8'10")

Opaque Upvc double-glazed window with twin-grip panel bath, pedestal wash hand basin with glazed splashback, airing cupboard houses hot water cylinder, part wall tiling, and 'Triton' electric shower.

### WC - 1.37m x 0.84m (4'6" x 2'9")

Opaque Upvc double-glazed window, low-level WC.



### Outside

Flagged driveway access to front provides off-road parking via wrought iron gated access to driveway for numerous vehicles. Lawn and established borders stocked with plants, shrubs, and bushes. Secure side entry access leads via side of property and tin shed and separate storage, leading to a number of useful adjoining outbuildings, including store/workshop measuring 9ft 11in x 8ft with vaulted ceiling. Next is an external WC, which is 5ft x 3ft 11in, with high-level WC. Finally, adjoining greenhouse leads to open-plan garden store, perfect for additional storage. The enclosed rear garden is not directly overlooked, with lawn and established borders, well stocked with a variety of plants, shrubs, and trees.

### Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band C. 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.



**Ground Floor**  
Approx. 88.1 sq. metres (948.7 sq. feet)



**First Floor**  
Approx. 61.9 sq. metres (665.9 sq. feet)  
(excluding Bedroom 4)



Total area: approx. 150.0 sq. metres (1614.6 sq. feet)



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.