

**65 Hampton Road  
Southport, PR8 6QA £500,000  
'Subject to Contract'**



This immaculate Victorian double-fronted detached family residence is bursting with character and period charm. The welcoming entrance hall is rich with original features, leading to three elegant reception rooms, a ground floor shower room, and a separate boot/cloakroom. The property also offers cellar access, ideal for future extension or storage, and a rear conservatory. Upstairs, the first-floor hosts multiple bedrooms, including a master with en-suite, plus a separate family bathroom. The second floor is perfect for a teen or independent relative, offering additional bedrooms, an office area, and a shower room with WC. The generous, well-established gardens are a true highlight, with ample off-road parking and included solar panels. Ideally located, you have Southport town centre, Birkdale Village, and excellent transport links to Manchester and Liverpool on your doorstep. Viewing is essential to fully appreciate this remarkable home.

### **Enclosed Entrance Vestibule**

UPVC double glazed double outer doors, double glazed arched insert over, tiled flooring. Glazed inner door with stained and leaded light side inserts lead to...

### **Entrance Hall**

'Karndean' flooring, neo classical style radiator and stairs lead to first floor with handrail, spindles and newel post. Dado rail, picture rail, ornate core balls and coving. Door leads to boot room measuring 6'8" by 6'1" including opaque UPVC double glazed window to side, part panelled walls, hanging space and shelving. Double glazed window to vaulted ceiling/lean to. Door leads to sellers and folding inner door leads to...

### **Ground Floor Shower Room/WC - 2.21m x 1.88m (7'3" x 6'2")**

Opaque UPVC double glazed window, three-piece modern white suite comprising of low-level WC, vanity wash hand basin and step in shower enclosure with electric shower, ladder style chrome heated towel rail, tiled walls and flooring. Panelled ceiling with recessed spot lighting, illuminated vanity wall mirror.

### **Principle Lounge - 5.18m x 4.24m (17'0" into bay x 13'11" into recess)**

UPVC double glazed bay window to front of property with partial fitted plantation style shutters, living flame gas fire with tiled interior, hearth and fire surround. Wall moulding and coving.

### **Sitting Room - 5.18m x 4.27m (17'0" into bay x 14'0" into recess)**

UPVC double glazed bay window with partially fitted plantation style shutters to front of property. Black marble fireplace to chimney breast with matching surround interior and hearth, picture rail, wall freeze and coving.

### **Dining Room - 4.44m x 3.81m (14'7" x 12'6" to chimney breast)**

Open plan access to kitchen, fitted tall cupboards to recess, woodgrain laminate style flooring and recess spot lighting. Archway provides access leading to...

### **Kitchen - 3.78m x 2.82m (12'5" x 9'3" into recess)**

UPVC double glazed window overlooks rear of property. Range of built-in base units include cupboards and drawers, wall cupboards with under unit lighting and working surfaces with one and a half bowl mixer tap and drainer. Appliances include Neff electric oven with flooring gas hob and funnel style extractor over. Plumbing is available for dishwasher and glazed door leads to rear porch/utility room.

### **Rear Porch/Utility - 2.11m x 2.29m (6'11" x 7'6")**

Double glazed door and window leads to rear garden. Plumbing available for washing machine and space for tumble dryer. Freestanding fridge freezer.

### **Conservatory - 3.89m x 3.73m (12'9" x 12'3")**

Double glazed windows and double doors lead to rear garden. Woodgrain laminate style flooring, ceiling fan and light point.



## First Floor Landing

Half landing access with glazed sash window to side and staircase to 2nd floor suite of rooms including handrail, spindles and new post. Our landing leads to...

### Shower Room/WC - 2.21m x 2.29m (7'3" x 7'6")

UPVC double glazed window, three-piece modern suite comprising of low-level WC, pedestal wash hand basin and step in shower enclosure with glazed shower cream, electric shower with body jet feature, ladder style chrome heated towel rail with tiled walls and flooring. Recessed spot lighting.

### Master Bedroom - 4.27m x 4.24m (14'0" x 13'11")

UPVC double glaze window overlooking rear of property, door leads to....

### En-suite Bathroom/WC - 3.35m x 2.21m (11'0" x 7'3")

Upvc double glazed window, four-piece modern white suite comprising of low-level WC, corner stepping shower enclosure with plumbed in overhead shower and handheld shower attachment, vanity wash and basin with mixer tap and corner panel bath with body jet feature, mixer tap and handheld shower attachment. Tiled walls and flooring, recessed spot lighting and vanity wall mirror. Heated towel rail.

### Bedroom 2 - 4.22m x 4.24m (13'10" x 13'11" into recess)

UPVC double glaze window, fire surrounding chimney breast and coving.

### Bedroom 3 - 4.24m x 4.24m (13'11" x 13'11" into recess)

UPVC double glazed window, door leads to....

### Dressing Room/Office - 3m x 1.45m (9'10" x 4'9")

UPVC double glazed arched window to front, could be used utilised as a dressing room or home office space.

## Second Floor

Split level landing access with glazed sash window to side and door leading to...

### Bathroom/WC - 2.21m x 2.29m (7'3" x 7'6")

Opaque PVC double glazed window, three-piece modern suite comprising of low-level WC, pedestal wash hand basin and panel bath with tiled surround and central mixer tap. Plumbed in overhead shower unit and handheld shower attachment. Tiled walls and flooring, ladder style creamed towel rail.

### Second Floor Main Landing

UPVC double glazed window to front, study/seating area to recess, perfect space with bedrooms of landing for independent relative or teenager's suite and additional storage to eaves. Door leads to....

### Bedroom 4 - 4.22m x 4.22m (13'10" x 13'10") overall measurements including areas of reduced head height

UPVC double glazed window, ornate fire surround.

### Bedroom 5/Office - 4.22m x 4.19m (13'10" x 13'9") overall measurements into recess and including areas of reduced head height

UPVC double glazed window, loft access point.

### Bedroom 6 - 4.22m x 3.91m (13'10" x 12'10") including areas are reduced head height

UPVC double glazed window

## Outside

Outside description, Gardens are well maintained in established with driveway access to front, arranged for ease of maintenance with loose stone feature, off-road parking for numerous vehicles and further shaped lawn and board as well stocked with plants, shrubs and trees.

Secure side entry access leads to a garage at the rear and flagged patio with lawn, extensive generous in size and further stocked with variety of plants, shrubs and trees. The rear of the garden isn't well screened and not directly overlooked, in the opinion of the estate agents, this is the most definite feature.

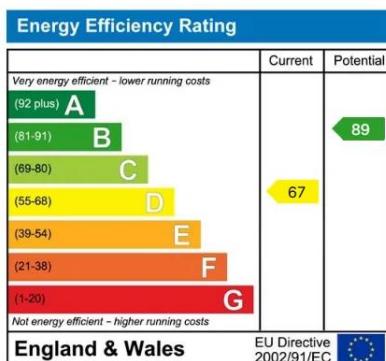
## Council Tax

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





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.