

Hampton Road, Southport PR8 6QD

-  Semi Detached House
-  Doors Together Style
-  Four Bedrooms
-  En-Suite to Main Bedroom
-  Three Reception Rooms
-  Longer Than Average Rear Garden

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this traditional semi-detached house of the "front doors together" style offering excellent family accommodation within a popular residential area of Southport.

Gas central heating and upvc double glazing are installed with the accommodation briefly comprising: Entrance Vestibule, Hall, front Living Room, rear Dining Room, Lounge and Fitted Kitchen to the ground floor with four Bedrooms, (Main with En-Suite Shower Room) and Bathroom to the first floor.

Outside there are gardens to the front and rear, the front providing off road parking, whilst the rear is a good size, mainly laid to lawn with established trees.

Hampton Road forms part of an established residential area convenient for access to the town centre with a number of primary and secondary schools readily accessible.

Price: £225,000 Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008

GROUND FLOOR:

ENTRANCE VESTIBULE Panelled glazed entrance double doors to front, tiled floor, dado rail, coving to ceiling, glazed entrance door with leaded panels to Hall.

HALL Laminate flooring, dado rail and picture rail, patterned frieze, coving to ceiling, staircase to first floor landing with under-stairs storage cupboard.

LIVING ROOM 16' 1" into bay x 12' 6" (4.9m x 3.81m) Upvc double glazed leaded bay window to front, electric fire set in marble style surround, picture rail, coving to ceiling with ceiling rose.

DINING ROOM 12' 11" x 11' 3" (3.94m x 3.43m) Upvc double glazed window to side, coal effect gas fire set in marble style surround, picture rail, coving to ceiling with ceiling rose.



LOUNGE 12' 10" x 11' (3.91m x 3.35m) Upvc double glazed window to side with cast-iron wood burning stove with glass door, alcoves fitted with leaded display cupboards and drawers, door to Kitchen.

KITCHEN 12' 10" x 8' 6" (3.91m x 2.59m) Fitted with a matching range of base and eye level cupboards with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer and dishwasher, built-in gas oven, built-in four ring gas hob with extractor hood over, upvc double glazed window to rear, tiled floor, upvc double glazed side door to garden, panelled part glazed back door to garden.

FIRST FLOOR:

LANDING Dado rail, patterned frieze, coving to ceiling with skylight.

BEDROOM 1 13' 7" x 13' 5" (4.14m x 4.09m) Two upvc double glazed windows to front, fitted bedroom suite with a range of wardrobes and matching drawers, coving to ceiling, door to En-Suite Shower Room.



EN-SUITE Fitted with four piece modern white suite

comprising twin wash hand basins in vanity units with base cupboard storage under, double shower enclosure and close coupled wc, tiled surround, extractor fan, twin wall mounted mirrors, shaver point and shaver lights, upvc obscure double glazed window to side.



BEDROOM 2 12' 11" x 11' 3" (3.94m x 3.43m) Upvc double glazed window to rear, coving to ceiling, pedestal wash hand basin.

BEDROOM 3 12' 10" x 8' 6" (3.91m x 2.59m) Upvc double glazed window to rear.

BEDROOM 4 9' 2" x 6' 1" (2.79m x 1.85m) Upvc double glazed window to side, concealed gas combination boiler.

BATHROOM 9' 2" x 4' 7" (2.79m x 1.4m) Fitted with three piece modern white suite comprising deep panelled bath with separate shower over, vanity wash hand basin with storage under and close coupled wc, tiled surround, upvc obscure double glazed window to side.



OUTSIDE: A gravel laid driveway to the front provides off-road parking area for two cars. The rear has a raised decked area leading to paved sun patio and extensive mature garden arranged with lawn, established trees and well stocked borders. Timber garden shed, brick built outbuilding providing utility area with plumbing for washing machine, space for fridge and door to separate WC with wash hand basin.

Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

Tenure: Freehold.

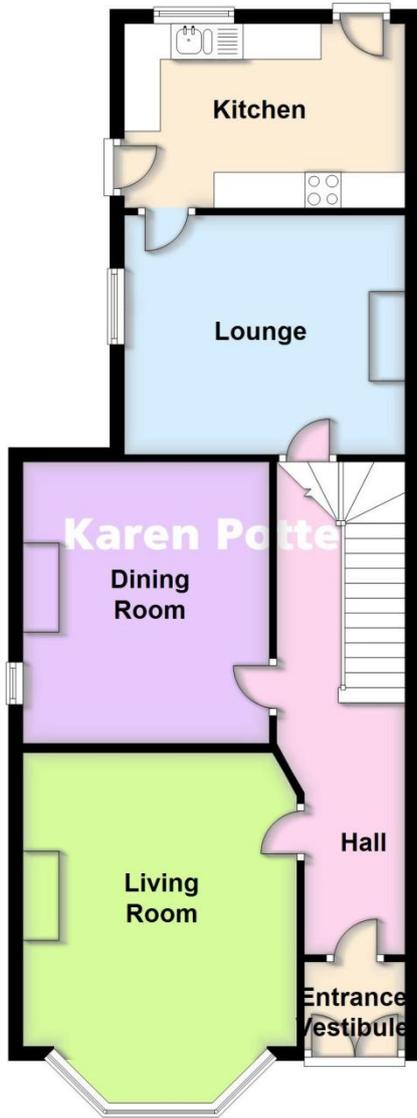
Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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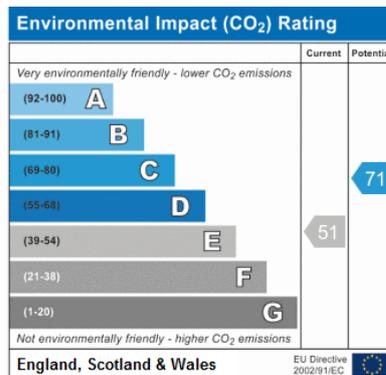
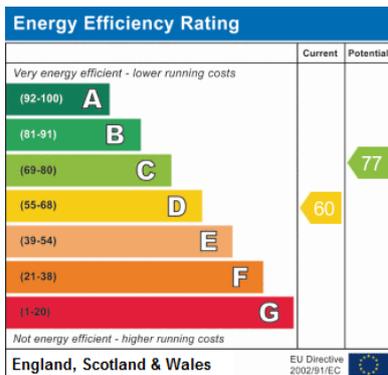
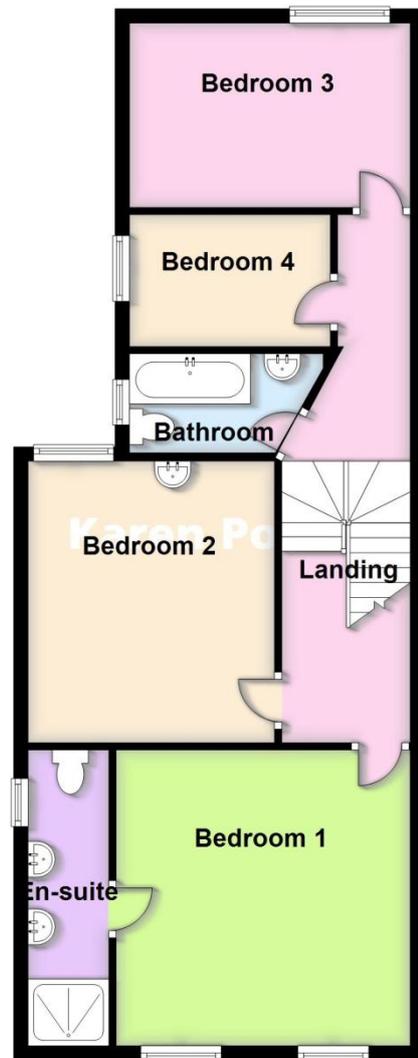
Ground Floor

Approx. 67.8 sq. metres (730.2 sq. feet)



First Floor

Approx. 67.3 sq. metres (724.5 sq. feet)



Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 26/09/2018