



51 Hampton Road, Southport, PR8 6SR

£295,000

Subject to Contract

A Victorian semi-detached family home, offering spacious living and comfort in a sought-after location. Boasting three generous reception rooms, a large dining kitchen, four well-proportioned bedrooms, and two bathrooms, this centrally heated and double-glazed property is ideal for modern family life. With established gardens and convenient off-road parking, this home is perfectly positioned a short distance from the town centre and excellent primary and secondary schools.

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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

Enclosed Vestibule

Upvc outer door with double glazed insert, tiled floor.

Entrance Hall

Inner door with leaded glazed inserts. Stairs to the first floor with useful store cupboard below.

Lounge - 4.88m x 3.96m (16'0" x 13'0")

Upvc double glazed bay window overlooking the front garden, living flame coal effect gas fire and surround. Coving and ceiling rose.

Rear Lounge - 3.43m x 3.4m (11'3" x 11'2")

Electric coal effect and attractive surround with cast iron and tiled interior. Upvc double glazed window.

Morning Room - 3.2m x 4.04m (10'6" to chimney breast x 13'3")

Hole in the wall fire place with living flame coal effect gas fire, built in cupboards to chimney recess. Upvc double glazed window.

Dining Kitchen - 6.91m x 3.53m (22'8" x 11'7")

Extensive built in fitments including, base units with cupboards and drawers, wall cupboards, glazed china cupboards, plate rack. White enamel, single drainer, one and half bowl sink unit and mixer tap. Two Upvc double glazed windows and two double glazed 'Velux' roof lights. Working surfaces, part wall tiling. Recess for range style cooker with cooker hood above, integral dishwasher. Gas fire central heating boiler. Recessed spotlighting.

First Floor Landing

Bedroom 1 - 6.53m x 3.2m (21'5" into bay x 10'6")

Woodgrain laminate flooring, Upvc double glazed window.

Ensuite - 1.68m x 3.45m (5'6" x 11'4")

White suite including panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level WC. Chrome towel rail/ radiator. Upvc double glazed window.

Bedroom 2 - 2.34m x 3.71m (7'8" x 12'2")

Laminate flooring, Upvc double glazed window.

Bedroom 3 - 2.64m x 2.21m (8'8" x 7'3")

Laminate flooring Upvc double glazed window.

Bedroom 4 - 3.86m x 2.01m (12'8" x 6'7")

Laminate flooring, Upvc double glazed window.

Shower Room - 1.83m x 1.57m (6'0" x 5'2")

White suite including wash hand basin, low level WC, corner entry shower enclosure with thermostatic hand held and rain head showers. Tiled walls, chrome towel rail/ radiator. Upvc double glazed window.

Outside

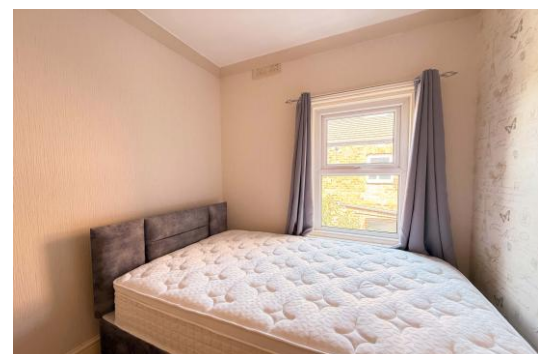
Gardens to the front and rear, off road car parking to the front and westerly facing rear garden has a paved patio area, lawn and borders. External WC.

Council Tax

Sefton MBC band C.

Tenure

Freehold.





Total area: approx. 149.1 sq. metres (1604.5 sq. feet)



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