



Roe Lane, Churchtown, Southport, PR9



Offers in Excess of £600,000

- Double Fronted Victorian Detached
- Open Plan Living/Dining Room
- Sunroom & Sitting Room
- 5 Bedrooms & Loft Room
- Beautifully Maintained Gardens
- Sought After Churchtown Location
- Freehold
- EPC rating TBC



Presenting an elegant Victorian Home with a gated Entrance, a immaculately maintained gardens and an interior which is TURN KEY ready and perfect for a family.

This beautifully presented red-brick Victorian residence combines timeless character with modern comfort, offering exceptional curb appeal along the highly sought after Roe Lane, Churchtown. Set behind a wrought-iron gate and a low brick wall, the property features a neatly paved driveway, and a perfectly maintained lawn, which leads up to the entrance of the home.

Inside, the spacious layout flows effortlessly, offering four reception rooms of living space. Including a charming formal lounge, a versatile sitting or dining room, a cosy snug, and a generous sun room with garden views - perfect for entertaining or relaxing. The modern country-style kitchen blends character with practicality and provides ample storage, worktop space all with a range of integrated appliances. A downstairs shower room adds convenience for busy households and visiting guests.

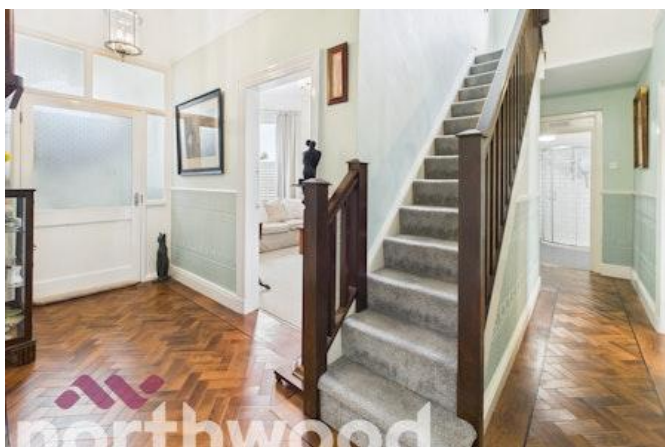
Upstairs, the home offers five bedrooms, one currently arranged as a stylish walk-in wardrobe, alongside a well-appointed family bathroom. A notable feature is the loft room, spanning the full width of the property, offering valuable additional space for hobbies, storage, or potential home office use.

To the rear, a secluded garden provides a tranquil retreat. Mature planting, lush greenery, and a charming patio seating area create the perfect space for outdoor dining or quiet enjoyment.

Located along Roe Lane, the property is only a short walk from the beautiful Churchtown Village, all its associated amenities and highly regarded schools. This property is not one to be missed and an internal viewing is highly recommended.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.













Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com