

Roe Lane,

  
**SMART MOVE**



Asking Price **£369,999**



**01704 808100**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)**

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Situated just a short stroll to the heart of Churchtown and within easy distance of amenities and bus routes, lies this traditional detached character property. This deceptively spacious house has been a loving home to the same family for over a decade, a real indicator of just what an amazing place it is to live. The property is presented to a high standard both inside and out and is well worth a closer look in order to fully appreciate all that it has to offer.

The internal layout of the property in brief includes: Entrance porch leading to the central hallway with feature staircase to the first floor, ground floor WC, lounge to the front of the property, sitting room to the rear with double doors opening to the conservatory and an open plan dining kitchen. To the first floor is a central landing with two feature stain glass windows on the stairs, four good sized bedrooms and the first floor bathroom / shower room. To the front of the property is off road parking on the block paved driveway accessed through wrought iron double gates. Also in front is an established lawned garden with well stocked flower bed bordering. Further parking is offered down the right-hand side of the property and also within the detached single garage located to the rear. Attached to the rear of the garage is an outside WC and a utility / laundry room. The rear garden boasts a paved sun terrace leading to the mature lawned garden with plants, trees and shrubs surrounding.

Southport is a large seaside town in Merseyside, England. Southport today is still one of the most popular seaside resorts in the UK. It hosts various events, including an annual air show on and over the beach and the largest independent flower show in the UK, in Victoria Park. The town is at the centre of England's Golf Coast and has hosted the Open Championship at the

 <b>TARLETON</b>	 <b>BRITISH PROPERTY AWARDS</b> <b>2017</b> <b>GOLD WINNER</b> ESTATE AGENT ORMSKIRK	 <b>SMART MOVE</b> <b>ESTATE AGENTS</b> <b>Your Local Agent</b>	 <b>BRITISH PROPERTY AWARDS</b> <b>2017</b> <b>GOLD WINNER</b> ESTATE AGENT SOUTHPORT	 <b>CHURCHTOWN</b>
 <b>ORMSKIRK</b>				 <b>LONGTON</b>





**\* Traditional Four Bedroom Detached House**

**\* Open Plan Dining Kitchen**

**\* Block Paved Driveway & Detached Single Garage**

**\* Character / Period Features**

**\* Well Presented Property Inside & Out**



**\* Lounge, Sitting Room & Conservatory**

**\* Ground Floor WC & First Floor Bathroom**

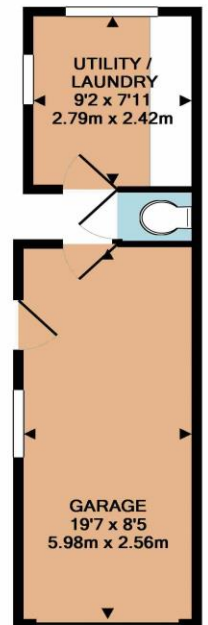
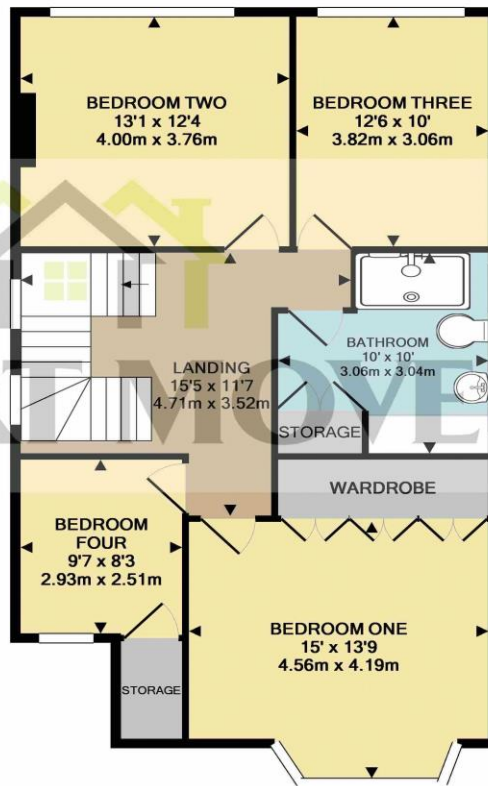
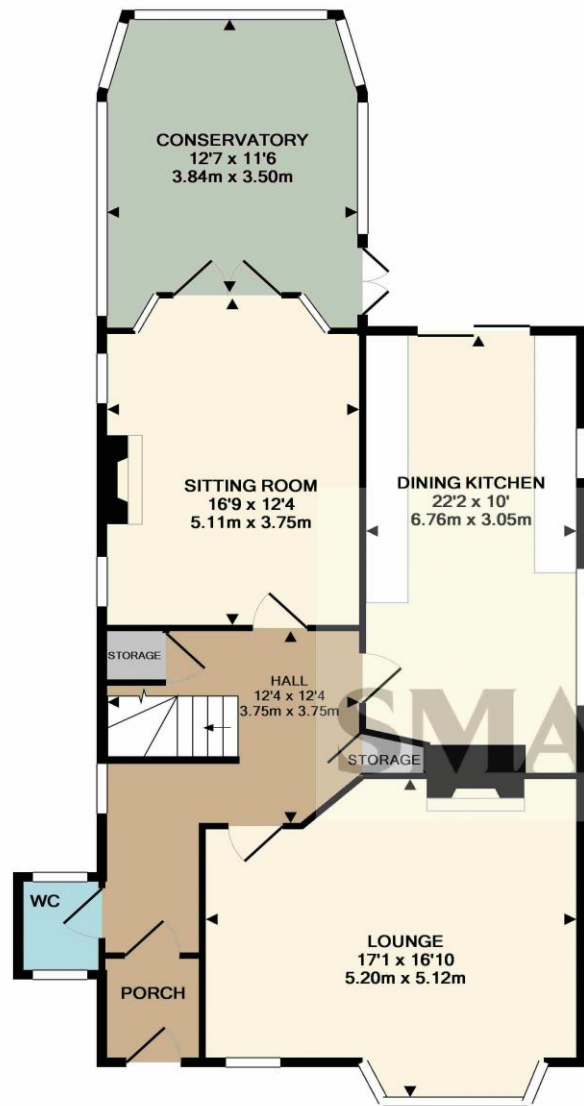
**\* Outside WC & Utility / Laundry Room**

**\* Walking Distance to Churchtown Village Centre**

**\* UPVC Double Glazing - GCH & FPC - D**



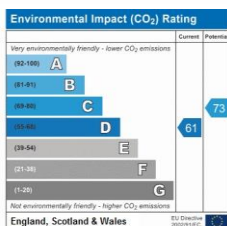
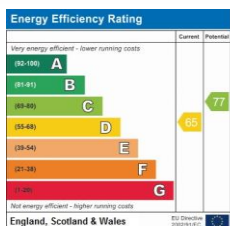




**TOTAL APPROX. FLOOR AREA 2159 SQ.FT. (200.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**7 Botanic Road, Churchtown**  
**Southport, PR9 7NG**



**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.