



FLEXIAGENT



## Roe Lane Southport, PR9 7HR

£575,000

Flexi Agent are delighted to welcome this charming, four double bedroom, double fronted detached family home, situated in an enviable residential location to the open sales market. Situated in Churchtown, the property is within walking distance of the historical village which offers a plethora of boutiques, shops, bars & restaurants. Award winning schools are also within close proximity, making this a dream family abode.

The property briefly comprises: entrance vestibule, grand reception entrance hallway, living room, a further reception room/dining room, a beautifully presented open plan kitchen diner with ample additional storage and study overlooking the rear garden to the ground floor. The first floor offers four well proportioned double bedrooms with an en-suite shower room off the master bedroom, a stunning, traditional three piece family bathroom and a WC cloakroom off the landing. The loft space is generous, which is currently utilised for storage purposes, however could be converted into additional accommodation subject to the usual permissions.

Externally, the property offers ample driveway parking to the front alongside a well manicured front garden. An expansive 43 foot long garage with workshop, outside WC cloakroom and a brick built summer house with power and plumbing - this space is currently being utilised as a utility / relaxation room, however it could easily be connected to the garage and converted into further accommodation, making the perfect annexe / AirBnB! Furthermore, a landscaped, private, sun-catching garden is also on offer with a detached wooden built summerhouse.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

- Detached, double fronted family home - Built in 1936
- Four double bedrooms, three reception rooms
- Stunning, bespoke accommodation
- Spanning circa 3033 square feet
- Charming, period features throughout
- Contemporary, traditional blend
- Driveway parking
- Detached garage
- Annexe
- Beautifully presented, landscaped garden

### Viewing

Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



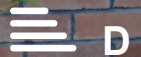
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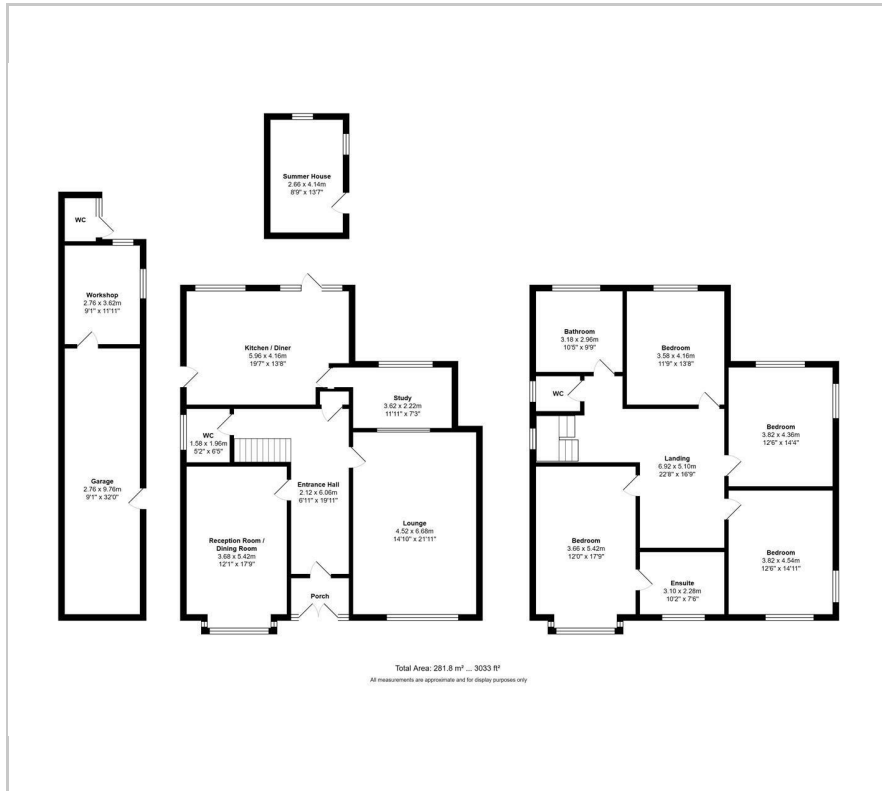


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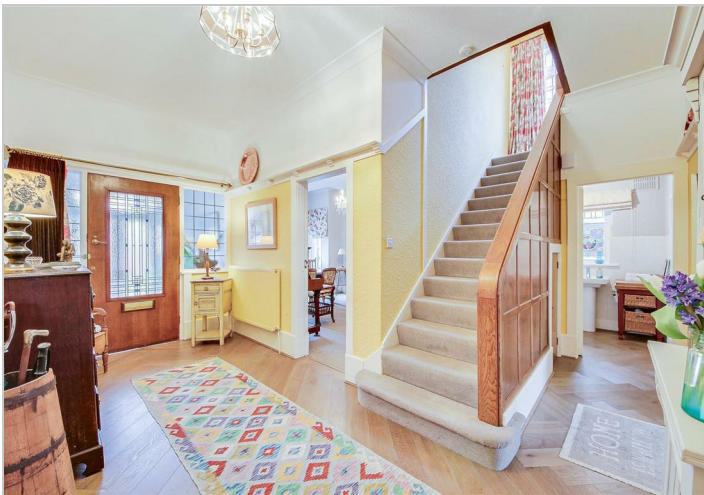
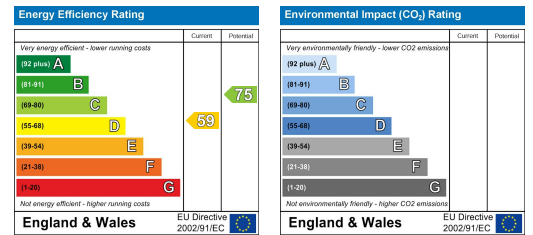
## Floor Plan



## Area Map



## Energy Efficiency Graph



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