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Roe Lane

Southport, PR9 7HT

Offers In Excess Of £325,000

Flexi-Agent are delighted to present this charming three-bedroom detached family home, located in the highly sought-after area of Churchtown. This property is within walking distance of the picturesque village, offering an array of boutiques, shops, bars, and restaurants. Additionally, award-winning schools are nearby, making this an ideal home for families seeking both convenience and comfort.

The ground floor of the property features a front-facing lounge with a large bay window, filling the space with natural light. A spacious reception room, currently used as a dining room and snug with a feature log burner, provides a versatile area for family gatherings or relaxing. The traditional kitchen is well-equipped with contemporary appliances and leads to a handy pantry, offering additional storage and convenience.

On the first floor, you will find three generously sized bedrooms, all featuring bay windows that enhance the charm of the property. The family bathroom is separated from the WC, offering added convenience for a busy household.

Externally, the property boasts a spacious driveway with ample parking, as well as a sun-catching rear garden, perfect for outdoor activities or simply enjoying the sunshine. A detached garage with adjoining out building adds extra storage space or the potential for a home office, workshop, or garden room.

This well-positioned property provides a fantastic opportunity for those seeking a family home in a desirable location, close to local amenities and top-rated schools.

- Three bedroom, Detached, circa 1327 sqft
- Bay windows throughout
- Front facing lounge
- Huge reception room flooded with natural light
- Modern kitchen with utility room
- Detached outhouse/garage
- Separate WC and bathroom
- Nicely presented sun catching garden
- Driveway suitable for multiple vehicles
- Viewings available upon request

Viewing

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



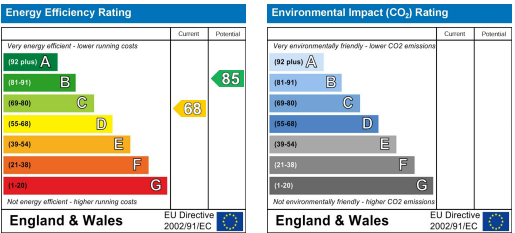
Floor Plan



Area Map



Energy Efficiency Graph



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