



1 Eliza Close, Roe Lane, Southport, PR9 7AY

£300,000

'Subject to Contract'

Located within an exclusive secure and peaceful private gated complex, this immaculately presented three-bedroom, three-bathroom home has been thoughtfully styled throughout. Spanning three floors, the property combines contemporary finishes with functional living spaces, perfect for professionals, couples, or families seeking both comfort and convenience. The heart of the home is the spacious open-plan kitchen and living area, designed for modern living. Featuring high-gloss cabinetry, marble-effect worktops, integrated appliances, and a stylish breakfast bar, the kitchen flows seamlessly into a bright lounge space with French doors opening directly onto a private rear garden, an absolute sun trap, complete with a patio area, artificial lawn, and a large secure shed for extra storage. Upstairs, the first floor hosts two well-proportioned double bedrooms. One benefits from a beautiful bay window, while the other is currently configured as a bedroom and home office, offering flexibility for remote working. A modern family bathroom with bath and integrated storage completes this level. Occupying the entire top floor, the impressive master suite boasts a private en-suite with shower. Sloped ceilings and a feature window create a cosy yet spacious retreat. Additional features include a stylish ground-floor WC, soft carpeting throughout, and high-quality fittings in every room. With allocated parking for 2 cars, secure gated entry, and easy access to local amenities and transport links, this turnkey home offers a rare opportunity for hassle-free, high-end living. The property is situated close to the heart of historic Churchtown Village amongst the shops, bars and restaurants and just a short distance away from a number of highly regarded local 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

Entrance Hall

Video audio entry phone handset, composite style entrance door leading to entrance hall with Upvc double glazed window to side. Stairs lead to first floor with handrail, spindles and newel post. Useful under stairs storage cupboard houses electrical consumer unit, recess spotlighting and door leads to...

WC - 1.68m x 1.8m (5'6" x 5'11")

Upvc double glazed window, low level WC, vanity wash hand basin with mixer tap and cupboard houses 'Ideal' central heated boiler system. Illuminated vanity wall mirror, ceramic tiled flooring, part wall tiling and recessed spotlighting.

Living Room/ Breakfast Kitchen - 7.49m x 3.23m (24'7" x 10'7" overall)

Upvc double glazed bay window to front, LVT covered flooring and open plan access leading to breakfast kitchen which incorporated a modern range of built in base units with cupboards and drawers, wall cupboards with under unit lighting and working surfaces incorporating breakfast bar and splashback. Illuminated kick board lighting, electric oven with four ring ceramic style hob, fridge and freezer and dishwasher. There is also single bowl sink unit with rinser tap and drainer.

First Floor

Upvc double glazed window, recessed spotlighting and stairs lead to second floor.

Bedroom 2 - 3.15m x 3.2m (10'4" x 10'6")

Upvc double glazed window.

Bedroom 3 - 2.87m x 3.23m (9'5" x 10'7")

Upvc double glazed window.

Family Bathroom - 1.55m x 1.8m (5'1" x 5'11")

Upvc double glazed window, three piece modern white suite with low level WC, vanity wash hand basin with mixer tap and panelled bath with waterfall style tap and hand held shower attachment. Tiled flooring, part wall tiling and recessed spotlighting.

Second Floor

Small landing with door leading to...

Master Bedroom Suite - 6.17m x 2.36m (20'3" x 7'9" extending to 10'7" overall excluding recess)

Upvc double glazed window to front and overlooking rear, recessed spotlighting and door leads to...

En suite - 2.36m x 2.18m (7'9" x 7'2" into shower recess including areas of reduced head height)

Modern three piece white suite including low level WC, vanity wash hand basin with waterfall style mixer tap and display recess to tiled walls. Entry level shower to further recess with plumbed in thermostatic shower and hand held shower attachment, part tiled walls and tiled flooring. Recessed spotlighting, ladder style chrome heated towel rail and extractor.

Outside

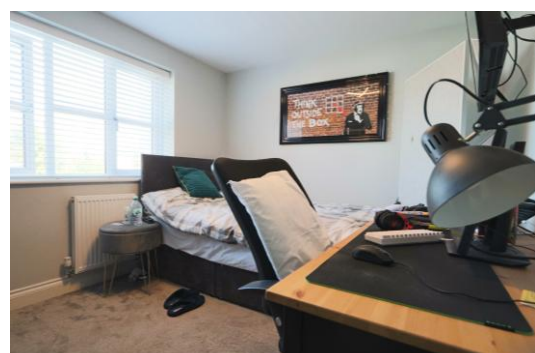
Hard surface driveway access via secure gated frontage providing security and leading to front of property with electric charging pod. Enclosed rear garden is arranged for ease of maintenance with patio and AstroTurf lawn, not directly overlooked.

Council Tax

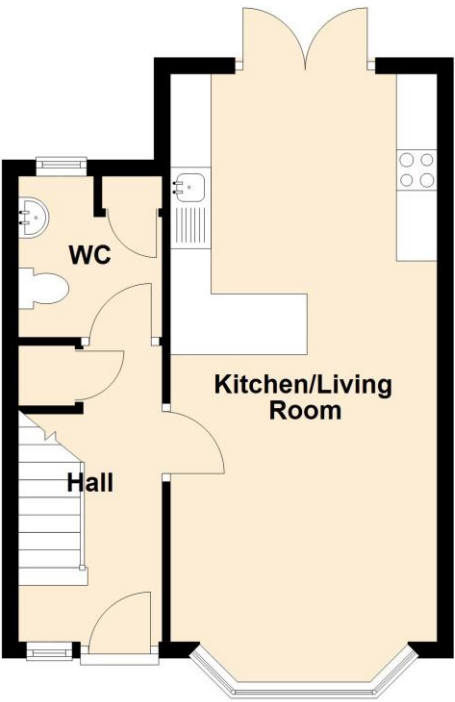
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Tenure

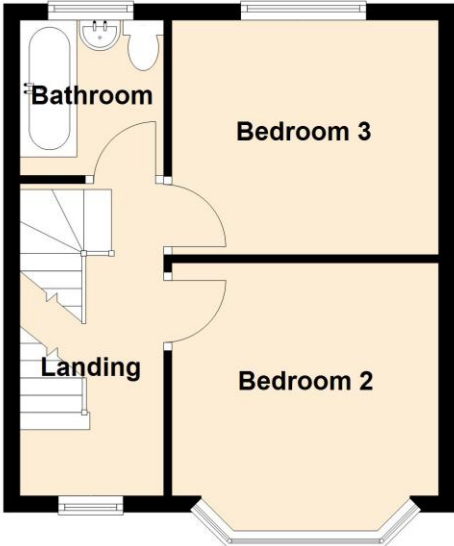
We can confirm via our own enquiries that the property, Title Number MS700112, is registered as Freehold.



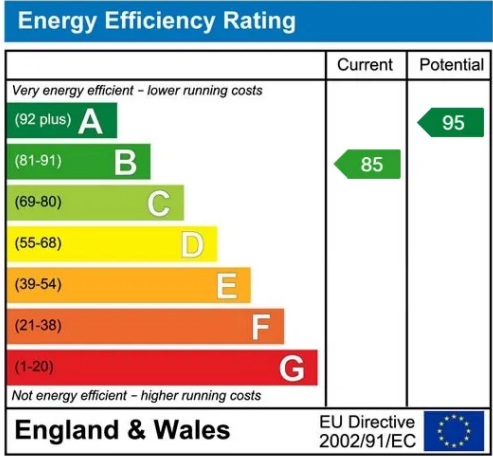
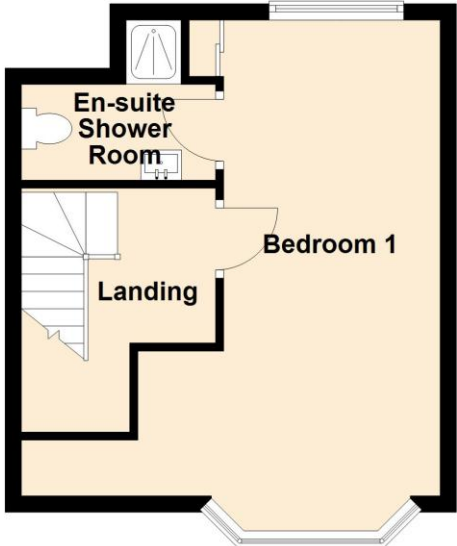
Ground Floor



First Floor



Second Floor



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