



-  Substantial Detached Family Home
-  Five Bedrooms Plus Study
-  Two Bathrooms

-  Parking, Car Port & Double Garage
-  Landscaped Rear Garden
-  Inspection Recommended

Price: £500,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this outstanding detached house which has been extended and improved by the current owners, including a full rosemary tiled reroof in 2017.

In the opinion of the Agents, the property offers beautifully presented, attractively planned and pleasantly proportioned accommodation briefly comprising Entrance Vestibule, Hall, Cloakroom, Living Room, Dining Room, Kitchen/Breakfast Room, Utility and Shower Room to the ground floor with four double Bedrooms and Bathroom on the first floor. A further double Bedroom and Study occupy the top floor.

Outside, the property stands in mature gardens, with twin, wrought iron gates giving access to a block paved driveway to front, double gates accessing a car port and double length garage beyond with integral workshop. The rear garden is a particular feature, arranged with block paved patio, pergola, stone built bbq, timber garden shed, summer house and shaped lawn with well stocked, established shrub borders.

Grange Road forms part of a popular residential area located off Roe Lane and is conveniently placed for access to a number of highly regarded local schools and the Town Centre.



Ground Floor:

Entrance Vestibule

Hall

Cloakroom

Living Room - 5.28m x 3.86m (17'4" x 12'8")

Dining Room - 5.11m into bay x 4.47m (16'9" x 14'8")

Kitchen/Breakfast Room - 5.28m x 2.92m (17'4" x 9'7")

Utility Room - 1.78m x 1.75m (5'10" x 5'9")

Shower Room - 2.64m x 1.65m (8'8" x 5'5")

First Floor:

Landing

Bedroom 1 - 5.05m into bay x 4.42m (16'7" x 14'6")

Bedroom 2 - 5.33m x 3.86m (17'6" x 12'8")

Bedroom 3 - 5.13m overall x 4.11m overall (16'10" x 13'6")

Bedroom 4 - 2.92m x 2.21m (9'7" x 7'3")

Bathroom - 3.02m x 2.03m (9'11" x 6'8")

Second Floor:

Bedroom 5 - 6.17m x 3.81m (20'3" x 12'6")

Study - 3.53m x 2.97m (11'7" x 9'9")

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Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (F)

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

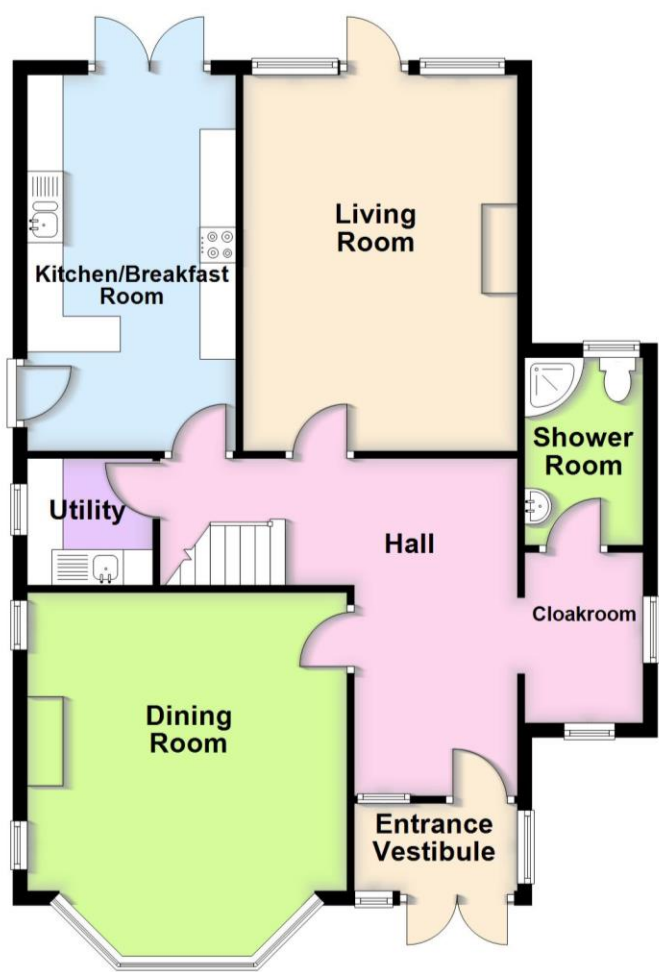
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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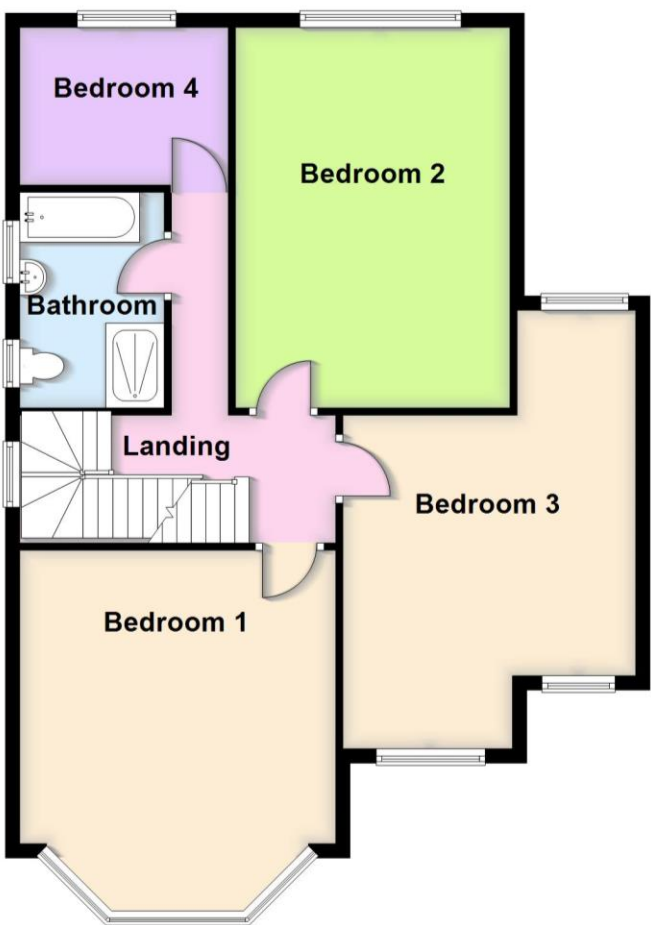
Ground Floor

Approx. 88.5 sq. metres (952.7 sq. feet)



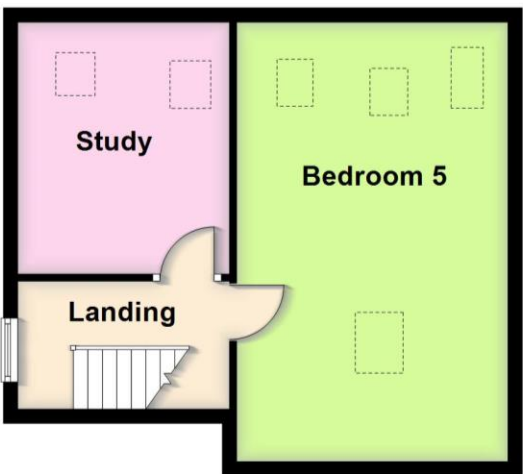
First Floor

Approx. 85.3 sq. metres (918.5 sq. feet)

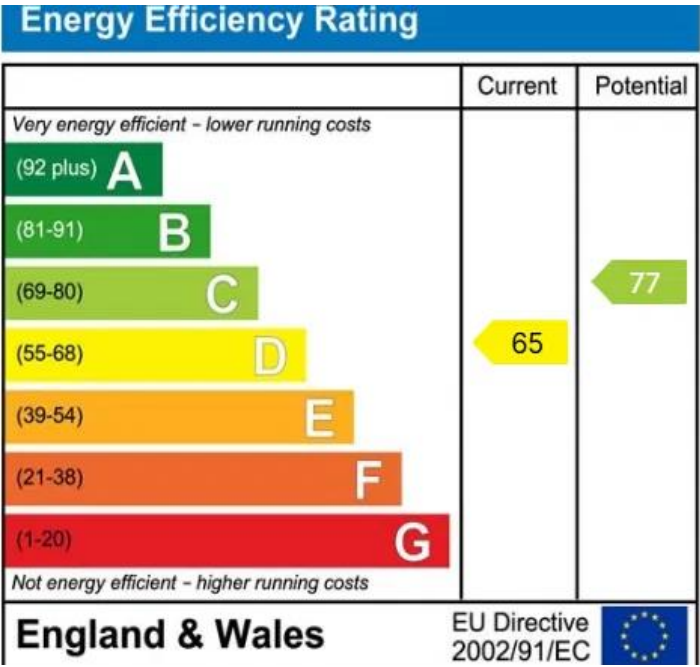


Second Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



Total area: approx. 213.9 sq. metres (2302.7 sq. feet)



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk