



-  Newly Built Detached Bungalow
-  Superb "A" Energy Rating
-  Three Bedrooms

-  Open Plan Kitchen and Living Room
-  Gardens and Parking
-  Solar Panels

Price: £395,000 Subject to Contract

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





An excellent opportunity to purchase a newly built, Architect designed double fronted detached bungalow constructed to exacting standards by a local Developer and with the benefit of a superb and extremely rare "A" energy rating.

The bungalow offers well proportioned and attractively planned accommodation which is installed with gas central under floor heating throughout, upvc double glazing and solar panels. The accommodation briefly comprises Open Porch, Hall with Utility cupboard and storage cupboard, impressive open plan fitted Living/Dining Kitchen (with oven, hob, cooker hood, dishwasher, fridge/freezer and microwave) and two sets of bi-fold doors to the south-facing rear garden. There are three bedrooms, the principal with En Suite Shower Room and main Bathroom.

Outside there is a block paved parking area to the front and an enclosed garden to the rear which has been laid to lawn.

Roe Lane forms part of a popular and established residential area which offers easy access to both Churchtown Shopping Village and Southport town centre together with the Promenade and beach.



Hall - with two storage cupboards, one housing plumbing for a washing machine and space for a dryer.

Open Plan Kitchen and Living Room - 8.31m x 4.42m (27'3" x 14'6")

Front Bedroom 1 - 4.88m x 3.33m (16'0" x 10'11")

En-suite Shower Room - 1.5m x 2.31m (4'11" x 7'7")

Front Bedroom 2 - 3.45m x 3.45m (11'4" x 11'4")

Side Bedroom 3 - 3.48m x 2.24m (11'5" x 7'4")

Bathroom - 2.79m x 1.75m (9'2" x 5'9")

Outside:

The bungalow is approached from a private driveway off Roe Lane serving the two bungalows which form this small new development. To the front of the bungalow is a block paved parking area for this property and to the rear there is an enclosed south-facing garden laid to lawn.

Solar Panels:

There are solar panels installed to the roof which, when generating energy, provide electricity for the bungalow. Any excess electricity will be transferred to the grid and it will be the purchaser's responsibility to organise this with their chosen energy supplier.

Under Floor Heating:

Under floor heating is installed throughout the bungalow, served by the gas central heating boiler.

Council Tax:

Not yet assessed by Sefton Council for Council Tax purposes (newly constructed).

Tenure:

Freehold

Certification:

The bungalow is offered for sale with the benefit of an Architect's Certificate.

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>

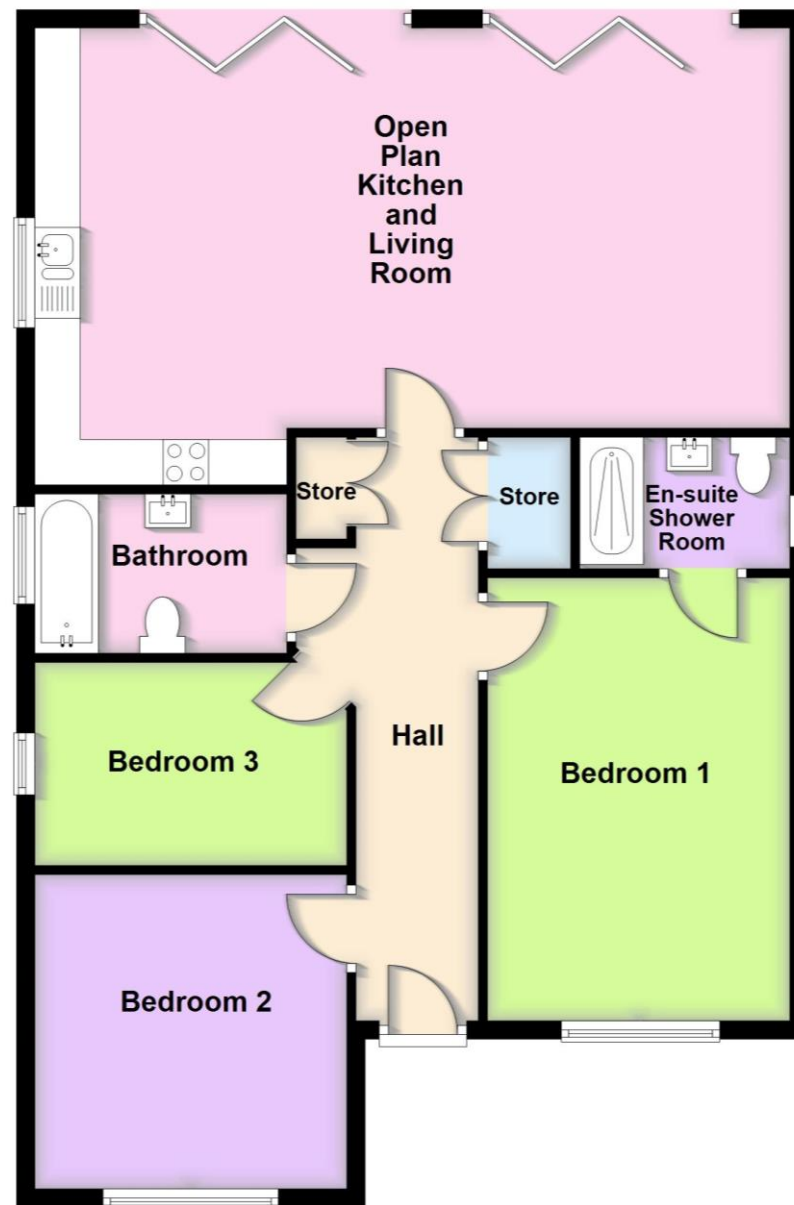
NB:

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. 97.3 sq. metres (1047.6 sq. feet)



Total area: approx. 97.3 sq. metres (1047.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



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