



**Karen
Potter** THE
ESTATE
AGENT

Grove Park
Southport, PR9 7DH

£975,000

Subject to contract



www.karenpotter.co.uk



01704 500 008



We are delighted to offer for sale this outstanding detached house which is nestled within a small and exclusive cul-de-sac forming part of an established residential area.

Offered for sale with no onward chain, the accommodation has been planned to offer the flexibility of exclusive ground floor occupation, or as an excellent four bedroom family house with three bathrooms.

Much improved by the current owners, the beautifully presented property is installed with gas central heating and double glazing, briefly comprising: Hall, Cloakroom/WC, Front Snug, open plan Lounge to Kitchen (integrated appliances including double oven, hob, cooker hood, microwave, fridge, freezer and dishwasher) with bi-folding doors to the landscaped rear garden, Dining Room, Utility Room, principal Bedroom with Walk In Wardrobe and En-Suite Bathroom and second double Bedroom to the ground floor. There is a feature oak staircase leading to the first floor where there are two further double Bedrooms, each with an En-Suite Bathroom. The stunning, beautifully maintained and impressively landscaped gardens are an outstanding feature of the property, with a gravel laid driveway providing parking and leading to the detached double Garage.

Grove Park is located off Rookery Road which, in turn, is located off Hesketh Drive, where there are a range of local shops. The many facilities of Churchtown Village and Southport town centre are readily accessible.



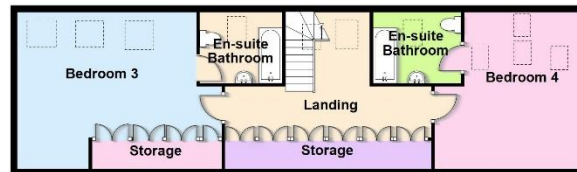
Ground Floor

Approx. 211.5 sq. metres (2276.1 sq. feet)



First Floor

Approx. 82.4 sq. metres (887.3 sq. feet)



Total area: approx. 293.9 sq. metres (3163.4 sq. feet)



Ground Floor:

Hall

Cloakroom - 2.54m x 1.04m (8'4" x 3'5")

Snug - 3.05m x 2.41m (10'0" x 7'11") Kitchen - 9.35m overall x 6.17m overall (30'8" x 20'3") incorporating Lounge Area

Dining Room - 6.27m x 4.14m (20'7" x 13'7")

Utility Room - 4.83m overall x 3.35m (15'10" x 11'0") Bedroom 1 - 4.17m x 3.63m plus recess (13'8" x 11'11") Walk In Wardrobe

En-Suite Bathroom - 2.69m x 2.41m (8'10" x 7'11")

Bedroom 2 - 6.4m x 4.19m plus recess (21'0" x 13'9")

First Floor:

Landing

Bedroom 3 - 6.17m x 3.02m (20'3" x 9'11") inc. door recess, plus deep and wide recesses under purlins

En-Suite Bathroom - 2.49m x 1.45m (8'2" x 4'9") plus recess below purlin

Bedroom 4 - 4.47m x 3.02m (14'8" x 9'11") inc. door recess plus deep and wide recesses under purlins

En-Suite Bathroom - 2.57m x 1.42m (8'5" x 4'8") plus recess below purlin

Outside: An extensive, gravel laid, driveway provides multi vehicle off road parking and leads to the detached double Garage measuring 5.54m (18'2") x 4.96m (16'3") with remotely operated door to front, power & light connected and personal door to rear garden.

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

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.

© 2025 All Rights Reserved

