



**55, Mill Lane, Southport, PR9 7PL**

Asking Price £450,000

*David  
Davies* Collection



## 55, Mill Lane, Southport, PR9 7PL

- 2,194 sq.ft. Victorian Home in Churchtown Village
- Four Double Bedrooms
- Stunning Open-Plan Kitchen/Diner
- Landscaped Rear Garden
- Leasehold | EPC: C
- Renovated & Extended Throughout
- Principal Bedroom With En-Suite
- Three Reception Rooms
- Multi-Car Driveway
- Council Tax Band: D

This exceptional Victorian residence has been meticulously renovated and thoughtfully extended to create a stunning three-storey family home, perfectly positioned just moments from the heart of the highly desirable Churchtown village. Seamlessly blending timeless period charm with contemporary luxury, this outstanding property offers an enviable lifestyle within one of Southport's most sought-after locations.

Behind its attractive red brick façade lies an impressive home where original character features have been carefully preserved and enhanced. High ceilings, deep skirting boards, decorative alcoves and a welcoming stained-glass entrance porch sit effortlessly alongside stylish modern finishes, creating a home that is both elegant and functional for modern family living.

The accommodation begins with a spacious entrance hallway leading to a beautifully presented living room, where double doors open into a versatile second reception room currently utilised as a home office, providing excellent flexibility for growing families or remote working.

Undoubtedly the centrepiece of the home is the spectacular open-plan kitchen, dining and family living space created through the rear extension. Designed with entertaining and everyday living in mind, this impressive area features Karndean flooring, a striking split-level dining area and a superb range of high-quality integrated appliances including a dishwasher, washing machine, tumble dryer, wine fridge, full-height fridge and freezer, Neff double oven, integrated microwave and warming drawer. The kitchen is further enhanced by an induction hob, integrated waste bins and an Insinkerator boiling and filtered water tap, combining practicality with premium design. A contemporary cloakroom/WC completes the ground floor.







GROSS INTERNAL AREA  
 FLOOR 1 83.9 m<sup>2</sup> FLOOR 2 69.2 m<sup>2</sup> FLOOR 3 22.5 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 6.9 m<sup>2</sup>  
 TOTAL : 175.6 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Davies*

