



49, Roe Lane, Southport, PR9 7HR

£325,000

Subject to Contract

An exceptional opportunity to acquire a spacious, family home, offering significant potential for refurbishment in a popular location with no onward chain. This substantial property offers generously sized accommodation including; entrance hall and wc, lounge, living room, dining kitchen. On the first floor there are four bedrooms and a family bathroom. Standing in established gardens, with extensive parking a garage and the rear garden backs on to the 'Rookery'. In need of refurbishment but offering an excellent opportunity for the right buyer to create a lovely home.

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Southport's Estate Agent

Open Vestibule

Entrance Hall

Stairs to first floor, under stairs cupboard & WC.

Lounge - 4.98m x 4.09m (16'4" x 13'5")

Glazed double doors to kitchen.

Rear Lounge - 5.49m x 3.76m (18'0" x 12'4")

Double glazed patio door to the rear garden. Magnificent marble fire surround with decorative tiled interior.

Dining Kitchen - 7.32m x 3m (24'0" x 9'10")

Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards and working surfaces. Upvc double glazed windows and side door, Upvc double glazed doors to rear garden.

First Floor Landing

Bedroom 1 - 5.51m x 3.81m (18'1" x 12'6" overall measurements)

Built-in wardrobes. Storage cupboards. Upvc double glazed window overlooking the 'Rookery'.

Bedroom 2 - 4.95m x 3.96m (16'3" x 13'0")

Bedroom 3 - 4.14m x 3.05m (13'7" excluding door recess x 10'0")

Upvc double glazed window overlooking the 'Rookery'.

Bedroom 4 - 2.84m x 2.74m (9'4" x 9'0" overall measurements)

Built-in fitments, Upvc double glazed window.

Bathroom - 2.16m x 2.92m (7'1" x 9'7")

Corner bath, pedestal wash hand basin and low level WC. Shower Enclosure. Tiled walls and towel radiator.

Outside

Established gardens to the front and rear, extensive parking to the front and substantial brick garage to the side. The rear garden backs on to the 'Rookery', with decked lawn and borders.

Council Tax

Sefton Band F

Tenure

Freehold.

Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

Mobile Phone

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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