

Grange Road, Southport, PR9

4 2 2

£450,000

- Exceptional Period Family Home
- Beautifully Restored & Upgraded Throughout
- Approximately 1,705 sq ft of Living Space
- Arranged Over Three Floors
- Two Reception Rooms & Kitchen/Diner
- Four Double Bedrooms & Home Office
- Garden Sunroom & Utility Store
- Sought After Location
- Leasehold
- EPC rating C

northwood

Local knowledge, national reach







Northwood are delighted to welcome to the market this truly exceptional and particularly spacious four-bedroom family home, which has been beautifully restored and thoughtfully upgraded by the current owners, whilst retaining a wealth of original character and period features.

Occupying a highly desirable position on Grange Road, just off the ever-popular Roe Lane, this impressive period residence offers a rare combination of timeless character, elegant living and carefully considered modern enhancements.

Having been lovingly and meticulously transformed by the current owners, the property is presented to an outstanding standard throughout. Every detail has been carefully considered, with high-quality fixtures and fittings complementing a wealth of original period features which have been expertly restored. The result is a wonderful home that retains its charm and individuality whilst providing all the comforts and conveniences of modern family living.









From the moment you arrive, the property's attractive traditional façade and impressive frontage create a wonderful first impression. The beautifully appointed accommodation is arranged over three floors, with the added benefit of a superb additional garden room.

Internally, you are immediately welcomed with generous proportions and the wonderful sense of space. Entering via a useful storm porch, leading into a spacious entrance hallway which provides access to the principal ground floor accommodation. The ground floor offers two particularly impressive reception rooms, both featuring beautiful open fireplaces which provide warmth, character and an inviting focal point. These elegant reception spaces offer the perfect setting for both relaxing and entertaining.

The accommodation continues into a stunning kitchen/diner, thoughtfully designed and finished to an exceptional standard. The kitchen boasts an excellent range of fitted units, complemented by a comprehensive selection of integrated appliances, including two fridges, a separate freezer, dishwasher and extractor over a range-style cooker. Overall, this is the perfect hub for everyday family life and entertaining, the kitchen also enjoys direct access out to the rear garden. A useful ground floor WC/cloakroom completes the accommodation on this level.

To the upper floors are four generous double bedrooms, offering excellent flexibility for growing families, visiting guests or those requiring dedicated home-working space. The generous proportions and versatile layout also offer exciting potential for further bedroom accommodation, should additional space be required in the future.

The bathroom facilities are equally impressive, comprising a beautifully appointed family bathroom featuring a freestanding roll-top bath, a recently renovated separate shower room and an additional separate WC. This practical arrangement is particularly well suited to busy family living.

Externally, the property continues to impress with a particularly attractive and spacious rear garden, thoughtfully landscaped to create a wonderful balance of lawn, established planting and dedicated areas for outdoor relaxation and entertaining.

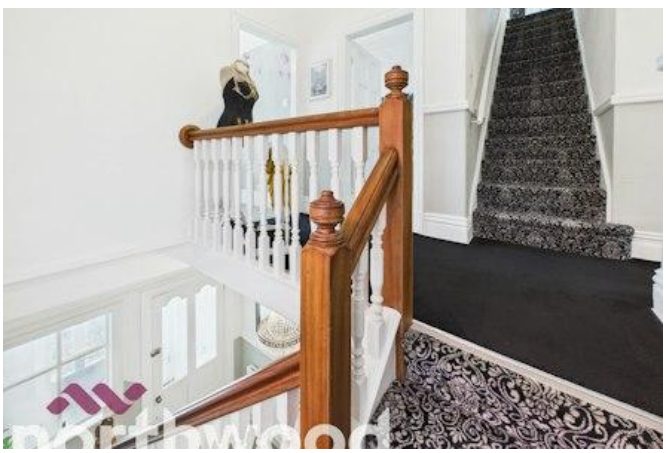
A particularly notable feature is the superb additional garden room, which has been created by the current owners through the conversion of an existing outbuilding. Fully insulated and benefiting from an electrical supply, this is a genuinely functional additional living space that can be enjoyed throughout the year. It would make an ideal home office, gym, hobby room, garden retreat or further reception space. The building also incorporates a useful separate storage area, ideal for gardening equipment and additional appliances.

Grange Road is a highly regarded and sought-after residential address, conveniently positioned just off Roe Lane in Southport. The location offers an excellent balance of residential tranquillity and everyday convenience, with a range of local shops, amenities, schools and transport links all within easy reach.
Properties offering such a successful blend of original character, generous proportions, versatile accommodation and exceptional presentation rarely come to market. Early viewing is essential to fully appreciate the quality, space and versatility this exceptional property has to offer.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



















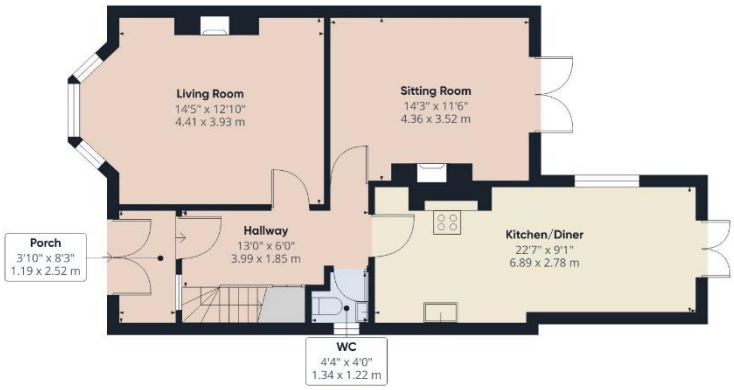




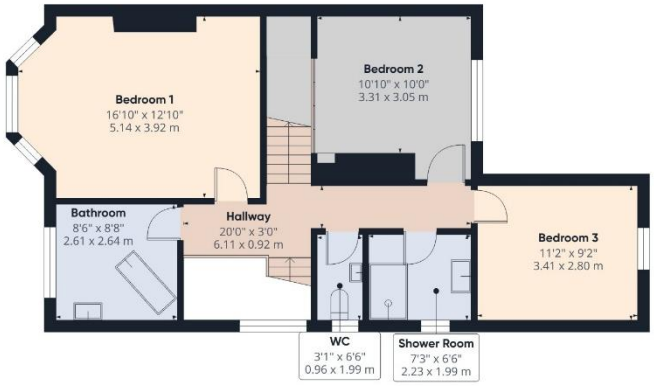




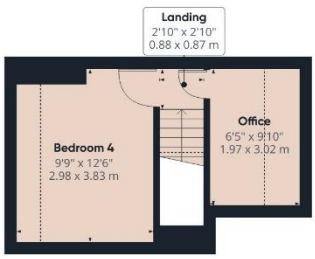


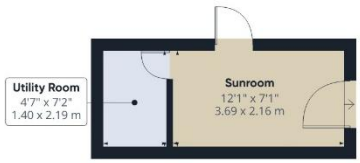


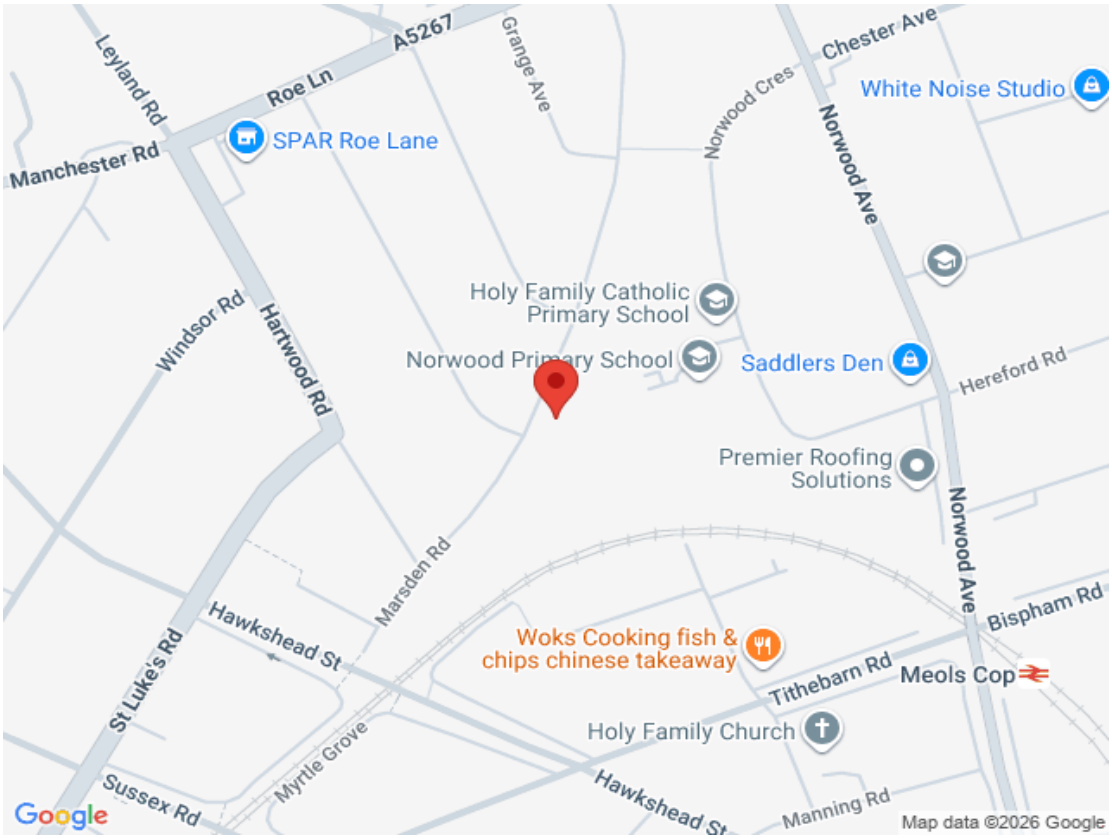
Floor 0 Building 1

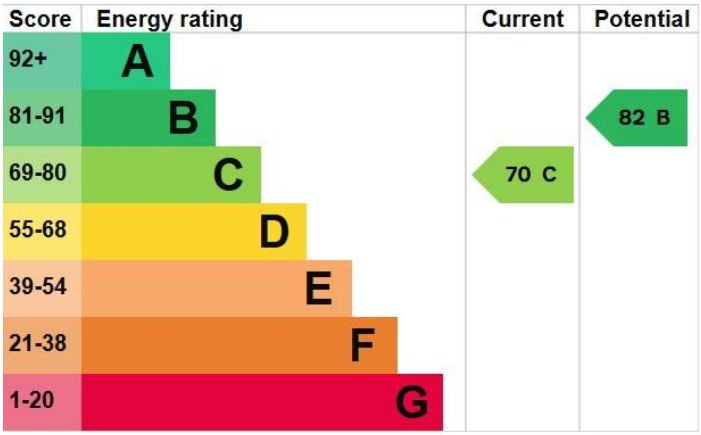


Floor 1 Building 1









Northwood Southport and Ormskirk

01704 545 657
southport@northwooduk.com