



94 Roe Lane, Southport, PR9 7HT

£415,000

Subject to Contract

This spacious four-bedroom family home offers versatile accommodation, character features and excellent space for modern family living. The ground floor comprises a welcoming entrance hall, WC, front lounge with bay window and marble fireplace, plus a second reception room opening into the dining room. The fitted kitchen features a five-burner gas hob, double oven and space for a range of appliances, with doors providing access to the rear garden. To the first floor are four well-proportioned bedrooms, including a principal bedroom with bay window and built-in wardrobes, alongside a family bathroom and separate WC. Externally, the property benefits from established front and rear gardens, ample off-road parking and a side garage. The enclosed rear garden features a lawn, patio and mature borders, together with a converted home office and adjoining garden room/conservatory, offering excellent additional space for working from home or relaxing. An ideal family home combining generous accommodation, outdoor space and versatile additional rooms. Early viewing is highly recommended.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Hall

Space panelled walls and plate rail. Stairs to first floor. Woodgrain laminate flooring. Outer door with feature leaded glazed insert, leaded and secondary glazed side window.

WC

Low-level WC, wash hand basin with cupboard below and further cupboards. Upvc double glazed window.Lounge - 4.67m x 3.89m (15'4" into bay x 12'9" into recess)Secondary glazed and leaded bay window. Hole-in-the-wall marble and brass fireplace with living flame coal-effect gas fire. Picture rail.Rear

Lounge - 4.55m x 3.38m (14'11" x 11'1")Hole-in-the-wall marble and brass fireplace with living flame coal-effect gas fire. Upvc double glazed double doors leading to the rear garden. Open plan with...

Dining Room - 2.62m x 3.38m (8'7" x 11'1")Woodgrain laminate flooring. Upvc double glazed side windows. Open plan to...

Kitchen - 4.29m x 2.57m (14'1" x 8'5")Upvc double glazed side window. Single drainer, 1 1/2 bowl stainless steel sink unit with mixer tap. Range of base units with cupboards and drawers, wall cupboards and working surfaces. Five-burner stainless steel gas hob with cooker hood above and double electric oven below. Recess for American-style fridge freezer and plumbing for washing machine and dishwasher. Part-wall tiling and tiled floor. Upvc double glazed side door and Upvc double glazed double doors leading to the rear garden.

First Floor Landing

Access to the loft, providing storage and housing the gas central heating boiler. Upvc double glazed window.

Bedroom 1 - 4.75m x 2.84m (15'7" into bay x 9'4" to front of wardrobes)Secondary glazed and leaded bay window. Built-in wardrobes to one wall with overhead storage cupboards.

Bedroom 2 - 4.57m x 3.38m (15'0" x 11'1")Upvc double glazed window.

Bedroom 3 - 3m x 2.59m (9'10" x 8'6")Woodgrain laminate flooring. Upvc double glazed window.

Bedroom 4 - 2.82m x 2.54m (9'3" to front of wardrobes, including bay extending to 11'5" x 8'4")Secondary glazed and leaded bay window with cupboard below. Built-in wardrobe. Laminate flooring.

Bathroom - 1.7m x 2.69m (5'7" x 8'10")White suite comprising; panelled bath with mixer tap and shower attachment, vanity wash hand basin with cupboard below and corner-entry shower enclosure with thermostatic shower. Part-wall tiling. Extractor fan. Upvc double glazed window.

Separate WC - 1.4m x 0.94m (4'7" x 3'1")Low-level WC. Part-wall tiling. Upvc double glazed window.

Outside

The property enjoys established gardens to both the front and rear, with the front garden featuring a lawn, mature shrubs and planted borders, alongside off-road parking for several vehicles. A side garage measuring 15'8" x 6'10" provides useful storage, with electric lighting and power. To the rear, a private and enclosed garden offers a lawn, established borders and patio area, ideal for outdoor relaxation. The former garage has been converted into a versatile home office measuring 8'7" x 15'2", with Upvc double-glazed double doors opening onto the garden, and further upvc double doors lead to a paved side area. Upvc double doors lead through to a garden room/conservatory measuring 14'2" x 9'3", with further Upvc double-glazed doors providing direct access to the rear garden.

Council Tax

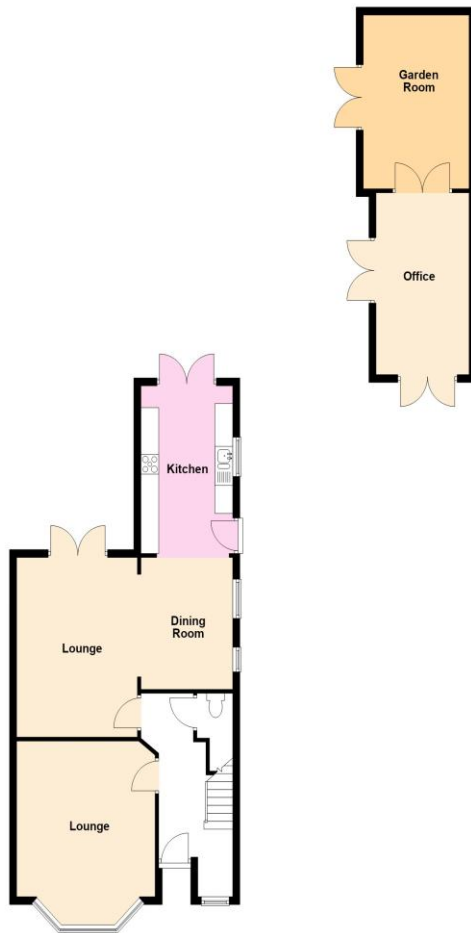
Sefton Band D.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor
Approx. 88.5 sq. metres (953.0 sq. feet)



First Floor
Approx. 60.9 sq. metres (655.1 sq. feet)



Total area: approx. 149.4 sq. metres (1608.1 sq. feet)



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.