180 Roe Lane
Southport, PR9 7PV £525,000
'Subject to Contract'







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Southport's Estate Agent

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Occupying a generous plot within easy reach of historic Churchtown Village, this impressive double-fronted detached family home offers spacious, modernised accommodation, extensive gardens and a substantial former coach house providing a garage/workshop and versatile additional accommodation over two floors. The well-presented accommodation comprises an entrance hall, two generous reception rooms, ground-floor WC and an impressive open-plan breakfast/dining kitchen fitted with contemporary units and appliances. Bi-folding doors open directly onto the rear gardens, creating an excellent space for family living and entertaining. To the first floor are four bedrooms, including a principal bedroom with modern en-suite shower room, together with a separate family bathroom. Externally, extensive off-road parking provides space for several vehicles, while secure side access leads to generous rear gardens incorporating lawned and loose-stone areas. A particular feature is the substantial former coach house, incorporating a garage/workshop measuring approximately 19’7” x 16’8”, with electric light and power, adjoining kitchen and shower room with WC. A fixed staircase leads to further first-floor accommodation, offering excellent potential as a home office, studio, gym, games room or entertaining space. Potential for ancillary accommodation, subject to the necessary consents. Conveniently located close to Churchtown Village, with its specialty shops, restaurants, bars and Botanic Gardens, together with local schools, amenities and transport links. A distinctive family home offering generous accommodation and superb versatility. Early viewing highly recommended. Offered for sale with no onward chain delay.

Enclosed Entrance Vestibule
Upvc double glazed double outer doors, tiled flooring and glazed inner door with side screens leading to....

Entrance Hall
Stairs to first floor with handrail, spindles and newel post. Woodgrain laminate-style flooring and useful understairs storage cupboard. Doors lead to the main accommodation, with a further glazed inner door providing access to....

Inner Entrance Hall
Ceramic tiled flooring, open-plan access to the kitchen/diner and further glazed inner doors leading to the ground floor WC and rear entrance porch.

Through Lounge/Diner - 8.59m x 3.66m (28'2" into bay x 12'0" into recess)
Upvc double glazed bay window to front and Upvc double glazed patio doors opening onto the rear garden. Woodgrain laminate-style flooring and inset wood-burning stove to chimney breast.

Dining/Sitting Room - 4.85m x 3.63m (15'11" into bay x 11'11" into recess)
Upvc double glazed bay window to front of property. Living-flame gas fire with marble interior, hearth and wooden fire surround. Woodgrain laminate-style flooring, picture rail, coving and ceiling rose.

Ground Floor WC - 1.4m x 1.83m (4'7" x 6'0" into recess)
Opaque Upvc double glazed window, low-level WC, wash hand basin with mixer tap and ceramic floor tiling. Plumbing available for washing machine and wall-mounted ladder-style chrome heated towel rail.

Rear Entrance Porch
Step down with ceramic tiled flooring and Upvc double glazed door opening to rear garden. Recessed spotlighting.

Kitchen/Diner - 6.93m x 2.84m, extending to 3.71m (22'9" x 9'4" extending to 12’2” overall measurements)
Modern fitted kitchen incorporating a range of base units comprising cupboards and drawers, together with wall cupboards, one housing the 'Ideal' combination central heating boiler. Complementary working surfaces incorporate a breakfast bar and 1 1/2 bowl sink unit with mixer tap and drainer. Cooking appliances include a range-style double oven with grill and warming drawers, seven-burner gas hob, splash back and canopy-style extractor hood above. Space available for an American-style fridge/freezer and Upvc double glazed window to side. Ceramic tiled flooring continues through to the open-plan dining area, with bi-folding doors opening directly onto the rear gardens and recessed spotlighting.





First Floor Landing
1/2-landing incorporating a built-in storage cupboard and access to the family bathroom/WC. Further stairs lead to the main landing, incorporating a fitted cupboard and loft access via a drop-down ladder, providing additional storage facilities.

Family Bathroom/WC - 1.47m x 3.63m (4'10" x 11'11" overall measurements)
Two opaque Upvc double glazed windows. Modern three-piece white suite comprising low-level WC, pedestal wash hand basin with mixer tap and body-jet-style panel bath with mixer tap, shower attachment and glazed shower screen. Part-wall tiling, ladder-style chrome heated towel rail and tiled flooring.

Bedroom 1 - 5.05m x 3.71m (16'7" into bay x 12'2" into recess)
Upvc double glazed bay window, hanging space to chimney recesses and inner door leading to...

En-Suite Shower Room/WC - 2.46m x 1.78m (8'1" x 5'10")
Upvc double glazed window. Modern three-piece white suite comprising vanity wash hand basin with mixer tap, WC and entry-level shower enclosure with glazed shower screen, plumbed overhead rainfall-style shower and handheld shower attachment. Part-wall tiling, wall-mounted heated towel rail and recessed spotlighting.

Bedroom 2 - 4.75m x 3.66m (15'7" into bay x 12'0" into recess)
Upvc double glazed bay window and picture rail.

Bedroom 3 - 3.35m x 3.76m (11'0" x 12'4")
Upvc double glazed window overlooking the rear of the property and picture rail.

Bedroom 4 - 3.68m x 3.61m (12'1" x 11'10" into recess)
Upvc double glazed window overlooking the rear of the property and picture rail.

Outside
A generous loose-stone driveway to the front provides off-road parking for numerous vehicles, with secure gated side access leading to the rear of the property. The extensive rear gardens incorporate loose-gravel areas, a patio and generous lawned sections, together with established borders featuring a variety of plants, shrubs and trees, providing an attractive setting for outdoor relaxation and entertaining. A particularly distinctive feature is the substantial detached former coach house, situated towards the rear of the garden and now arranged as a large garage/workshop with additional versatile accommodation over two floors.

Former Coach House – Garage/Workshop - 5.97m x 5.08m (19'7" x 16'8")
Substantial garage/workshop benefiting from electric light and power supply, with adjoining accommodation comprising a fitted kitchen, ground floor shower room/WC and versatile first-floor space.

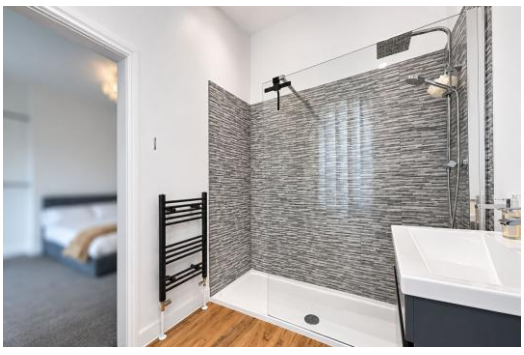
Former Coach House – Kitchen - 4.01m x 2.21m (13'2" x 7'3")
Glazed window, fitted base units incorporating cupboards and drawers, working surfaces with 1 1/2 bowl sink unit, mixer tap and drainer. Four-ring electric hob, recessed spotlighting and door leading to.....

Former Coach House – Shower Room/WC - 2.01m x 2.21m (6'7" x 7'3" including areas of reduced head height)
Three-piece white suite comprising low-level WC, pedestal wash hand basin with mixer tap and step-in shower enclosure with glazed shower screen and Creda electric shower. Part-wall tiling and extractor fan.

Former Coach House – First Floor - 7.77m x 3.73m (25'6" x 12'3")
Accessed via a fixed staircase, this generously proportioned and versatile upper-floor space benefits from glazed windows, recessed spotlighting, electric light and power supply. Offering excellent flexibility for a variety of potential uses, including a home office, art studio, gymnasium, games room or additional ancillary accommodation, subject to any necessary planning permissions, building regulations and other relevant consents.

Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band E. This information is provided for guidance only and should be verified by the purchaser.

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. 137.6 sq. metres (1480.9 sq. feet)

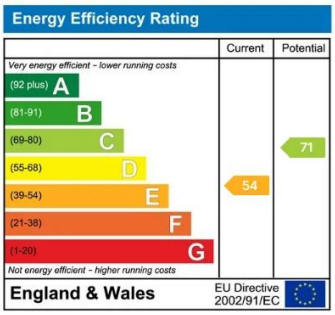


First Floor

Approx. 110.5 sq. metres (1189.4 sq. feet)



Total area: approx. 248.1 sq. metres (2670.3 sq. feet)









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