

For Sale

Willow Grove, PR8 6BD



£249,950 - Under Offer

3 bedroom Semi-Detached

- ✓ **3 Bedroom Semi Detached**
- ✓ **Beautifully Presented**
- ✓ **Deceptively Large Property**
- ✓ **Expansive Low Maintenance Garden**
- ✓ **Spacious Throughout**
- ✓ **4 Piece Family Bathroom**
- ✓ **Off Road Driveway Parking**
- ✓ **EPC Rating - 'D'**



Description

3 Bedroom Semi-Detached Home with Expansive Living Space & Versatile Garden Room

Tucked away in a peaceful cul-de-sac on the ever-popular Willow Grove, this deceptively spacious three-bedroom semi-detached property offers a wealth of living space and a surprisingly extensive rear garden. Situated in the Meols Cop area of Southport, this family home is ideally placed for excellent local amenities, reputable schools, and superb transport links. Meols Cop train station is just a short stroll away, offering direct connections to Southport and beyond, while nearby bus routes and easy access to the A570 make commuting a breeze. You're also within close proximity to supermarkets, retail parks, and leisure facilities, adding to the convenience of this well-connected location.

Arriving at the property, you're welcomed by off-road parking and a neatly maintained front exterior. Double wooden side gates provide access to the rear garden. Step into the porch and through to the expansive front-to-back reception lounge, a standout feature of this home. A beautiful bay window floods the space with natural light at the front, while patio doors to the rear open directly onto the garden. A cosy log-burning stove creates the perfect focal point for this versatile living and dining area. Off the rear, a door leads into the well-presented kitchen with a charming cottage feel. Fitted with ample upper and lower base units, this room also boasts integrated Bosch double ovens and grill, plus a four-ring gas hob. There is a handy understairs storage area accessible from here, and the kitchen opens into a breakfast room that flows into a bright rear family room/conservatory.

This additional reception space enjoys lovely views over the garden and is filled with natural light thanks to a side window and glazed doors. From here, you can access a useful ground floor WC with wash basin, and another door opens directly onto the garden.

To the first floor, a split landing gives access to a beautifully finished four-piece family bathroom, complete with shower cubicle, WC, sink over a stylish vanity unit, and a Jacuzzi bath. A large rear-facing window enhances the light and airy feel of the room. Two generously sized double bedrooms are located on this level, one to the front and one to the rear, while stairs rise again to a third double bedroom nestled on the top floor. This upper room enjoys elevated views over the garden and features a clever built-in open wardrobe for extra storage.

The rear garden is one of the most surprising and impressive aspects of this home. Exceptionally long and low-maintenance with a full flagged finish, it offers space for relaxation, play, or entertaining. A rockery area adds a touch of character at the bottom of the garden, and a substantial outbuilding currently serves as a fantastic games room and bar. Complete with power, lighting, and a WC, this incredibly versatile space could easily function as a home gym, studio, office, or playroom.



This property is a hidden gem, deceptively spacious and brimming with potential. Whether you're looking for a family home with room to grow or space to entertain, this one truly delivers.

Don't miss your chance to view, call Bailey Estates today on 01704 564163 to arrange your appointment.

Location

Leaving Bailey Estates office, head south on Liverpool Road then at the traffic lights turn left onto Eastbourne Road. Continue on Eastbourne Road for 1 mile then at the traffic lights turn right onto Scarisbrick New Road, then take your first left onto Chambers Road.

Continue to follow onto Tithebarn Road then right onto Sussex Road then immediately left onto Tithebarn Road. Follow for 0.1 miles over Hawkshead Street then take a left onto Laurel Grove, follow as the road becomes Willow Grove where this property will be on your right easily identified by a Bailey Estates For Sale board.

Ground Floor

Porch - 2' 5" x 3' 2" (0.76m x 0.97m)

Sitting/Dining Room - 28' 7" x 14' 2" (8.72m x 4.33m) (maximum measurements)

Kitchen - 11' 6" x 7' 4" (3.52m x 2.25m)

Breakfast Room - 7' 8" x 7' 4" (2.36m x 2.25m)

WC - 3' 8" x 2' 7" (1.13m x 0.79m)

Conservatory/Family Room - 28' 1" x 7' 4" (8.56m x 2.25m)

Bar/Games Room - 20' 4" x 16' 6" (6.2m x 5.04m)

First Floor

First Floor Landing - 13' 9" x 5' 1" (4.21m x 1.57m)

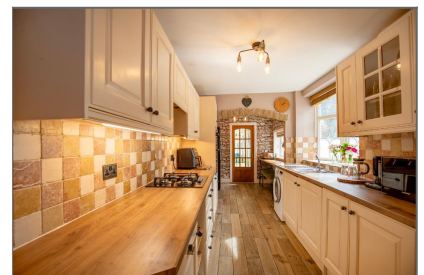
Bedroom 1 - 14' 2" x 10' 7" (4.33m x 3.23m)

Bedroom 2 - 13' 8" x 8' 7" (4.19m x 2.62m)

Family Bathroom - 11' 5" x 7' 8" (3.49m x 2.36m)

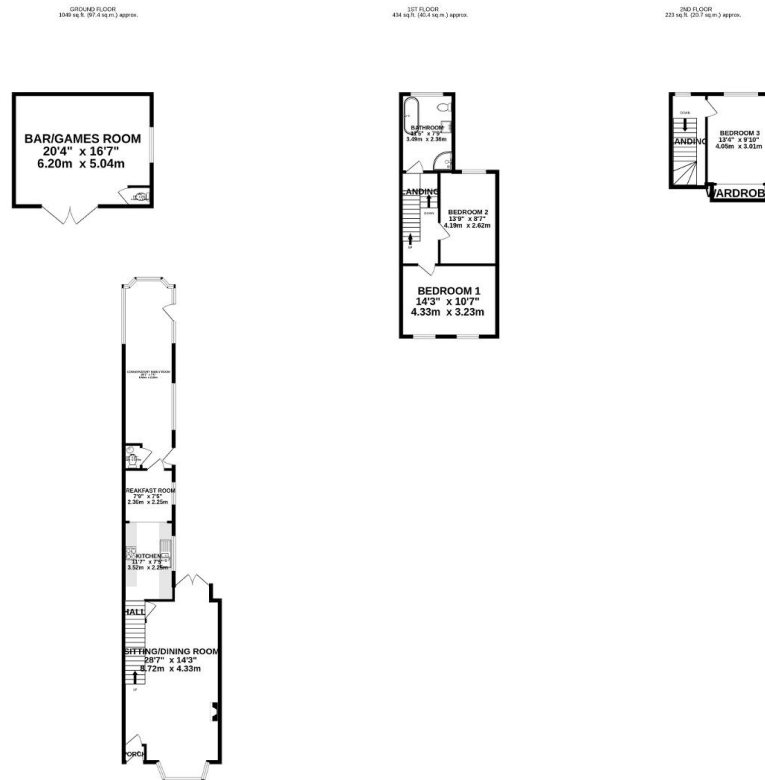
Second Floor

Second Floor Landing - 13' 5" x 5' 2" (4.11m x 1.6m) (maximum length including stairs)



Bedroom 3 - 13' 3" x 9' 10" (4.05m x 3.01m)

Floorplans



TOTAL FLOOR AREA: 1706 sq.ft. (158.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Banding - B
Local Authority - Sefton Council

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Tenure: Freehold

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