

Church Road, Roby, L36



For Sale - £900,000 Offers in the Region of

Key Features

- 5 Bedroom 3 Bathroom Detached House
- EPC Rating: C
- Generous, Beautifully Landscaped Front and Rear Gardens, Immaculately Maintained with Low-Maintenance Artificial Turf, a Striking Stone Fountain and Spacious Patios Perfect for Entertaining.
- Comprehensive Security System Including Burglar Alarm, Cctv and Integrated Audio-Visual Intercom.
- Immaculately Presented, with Black-Framed Glazed Doors and a Striking Velvet-Runnered Staircase Creating a Light-Filled, Elegant Focal Point.
- Modern High-Specification Open-Plan Kitchen Featuring a Large Island, Integrated Appliances, Sleek Handleless Cabinetry and Bi-Fold Doors Opening Onto the Garden.
- Elegant Dining Room and Lounge with a Contemporary Luxury Feel, Featuring Herringbone Flooring, Modern Fireplaces and Marble Finishes, Plus a Cosy Carpeted Basement Playroom or Cinema Room.
- Three Stylish Bathrooms, Including a Principal En-Suite Featuring a Walk-In Steam Shower, Plus a Convenient Ground-Floor Wc with a Contemporary Floating Sink.
- Five Well-Proportioned Bedrooms, All Carpeted, with Three Benefiting from Fitted Wardrobes; the Principal Bedroom Wardrobes Also Incorporate a Media Unit.
- The Cloakroom at the Entrance Benefits from Luxurious Underfloor Heating, Adding Warmth and Comfort as You Enter the Home.
- Ideally Located Close to Roby Train Station with Excellent Transport Links to the City Centre.
- Private Driveway Providing Parking for Up to Four Vehicles.

Further Details

- Tenure: Freehold
- No. of Floors: 4
- Floor Space: 261 square metres / 2,807 square feet
- Council Tax Band: D
- Local Authority: Knowsley Metropolitan Borough Council
- Security: Burglar Alarm, CCTV, Intercom (Audio Only), Intercom (Video)
- Parking: Gated, Driveway
- No. of Parking Spaces: 4
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Under Floor Heating, Gas Central Heating, Electric Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Induction), Microwave, Fridge/Freezer, Washing Machine, Tumble Dryer, Dishwasher, Wine Cooler, Waste Disposal Unit, Warming Drawer

Description

Brought to the market by Atlas Estate Agents, this exceptional detached house on Church Road, Roby, L36, combines contemporary luxury with timeless elegance.

Arranged over four floors, the accommodation offers five generously proportioned bedrooms and three stylish bathrooms, including a principal en-suite, complemented by a convenient ground-floor WC. From the moment you step inside, the immaculate presentation is immediately evident: black-framed glazed doors and a striking velvet-runnered staircase create a light-filled, elegant focal point that draws you through the home. A cloakroom with underfloor heating ensures warmth and comfort upon entry.

The modern, high-specification open-plan kitchen is a true showpiece, featuring a large island, integrated appliances, sleek handleless cabinetry, and bi-fold doors that seamlessly open onto the garden. The kitchen's layout provides ample space for an additional lounge or casual seating area, perfect for relaxed family living or entertaining. Two reception rooms – an elegant dining room and a contemporary lounge – are adorned with herringbone flooring, modern fireplaces, and marble accents, while the cosy carpeted basement provides the perfect playroom or home cinema.

All five bedrooms are carpeted, three with fitted wardrobes, with the principal suite's wardrobes thoughtfully incorporating a media unit. The three bathrooms echo the home's refined style, offering a perfect balance of function and luxury.

Outside, the property impresses with generous, beautifully landscaped front and rear gardens, meticulously maintained and designed for low upkeep. A striking stone fountain and expansive patio areas provide an ideal setting for alfresco entertaining or peaceful relaxation. Parking is effortlessly accommodated with a private driveway for up to four vehicles.

For peace of mind, this gated home is fitted with a comprehensive security system including a burglar alarm, CCTV, and an integrated audio-visual intercom. Ideally situated close to Roby train station, the property enjoys excellent transport links to the city centre, combining convenience with refined living in one stunning package.

Additional Images



Bedroom 2



Lounge



Lounge



Lounge



Open Plan Kitchen / Diner



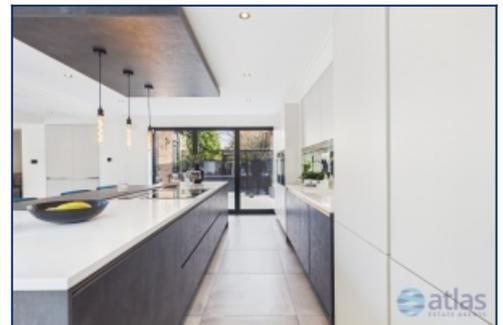
Open Plan Kitchen / Diner



Open Plan Kitchen / Diner



Open Plan Kitchen / Diner



Open Plan Kitchen / Diner



Bar Area



Open Plan Kitchen / Diner



Dining Room



Downstairs W.c



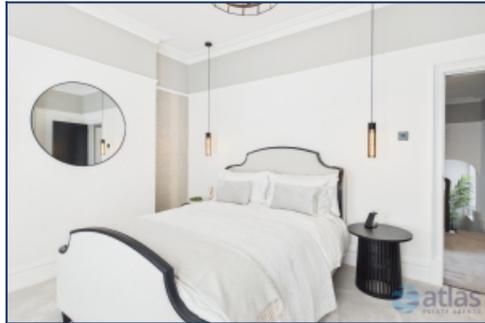
Hallway



Master Bedroom



Master Bedroom



Bedroom 2



Bedroom 3



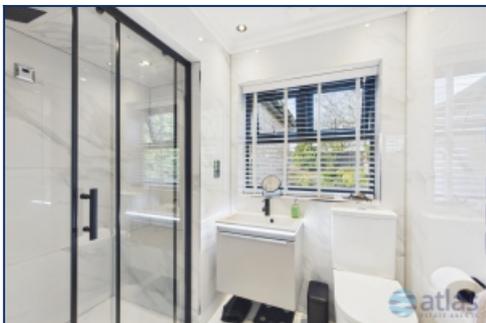
Bedroom 4



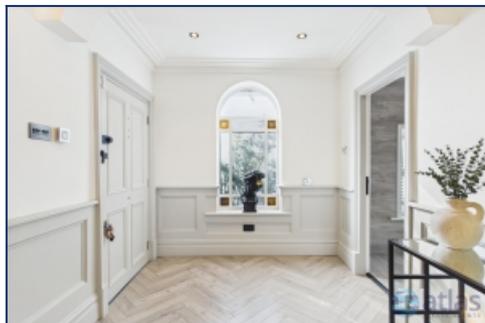
Bedroom 5



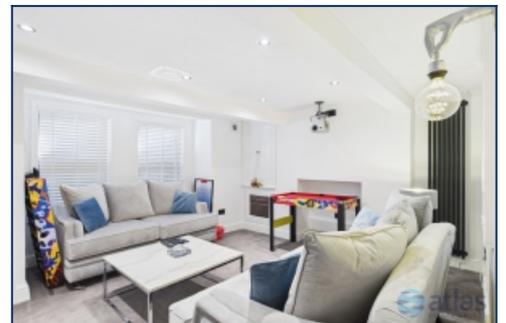
Bedroom 5



Bathroom 3



Hallway



Basement Playroom/Cinema



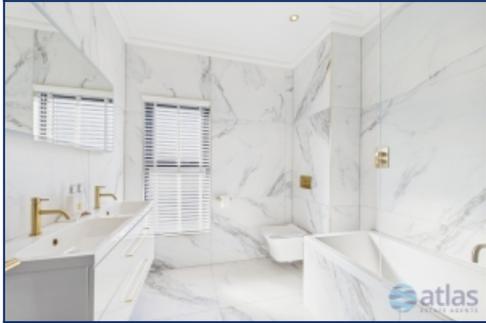
Basement Playroom/Cinema



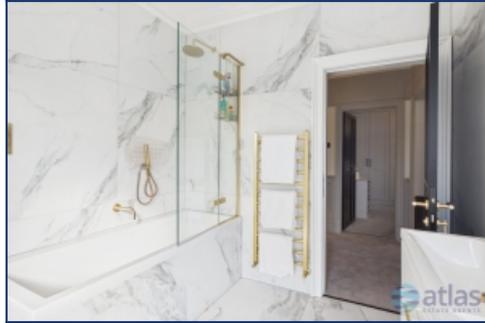
Basement Playroom/Cinema



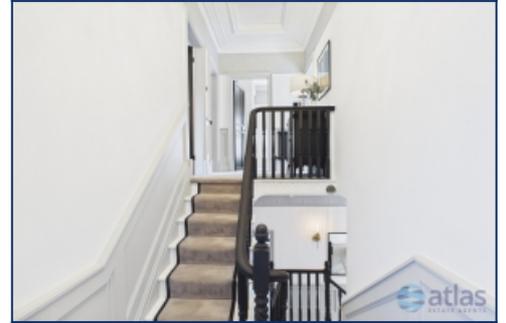
Bathroom 1



Bathroom 1



Bathroom 1



Ladning



Bathroom 2



Patio/Rear Garden



Patio/Rear Garden



Patio/Rear Garden



Patio Area



Patio/Rear Garden



Patio/Rear Garden



Patio/Rear Garden

Floor Plans



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