



Larch Street, Southport, PR8



£290,000

- Semi Detached Family Property
- Popular & Sought After Location
- 2 Reception Rooms
- Utility Room
- 4 Double Bedrooms
- Family Bathroom & En-Suite
- Freehold
- EPC rating C



Nestled in a popular residential area, this beautifully maintained four-bedroom semi-detached property offers generous living space, charming period features, and excellent outdoor areas—perfect for growing families.

Internally, the property boasts high ceilings, large windows for plenty of natural light, and spacious rooms throughout. With flexible living spaces and potential for home-working or multi-generational living, this home caters to modern lifestyles while retaining its classic charm. Downstairs briefly comprises a living room, dining room, kitchen open to breakfast area and utility/ WC; whilst the first floor comprises three generous size bedrooms, all serviced by a well kept bathroom. This property also boasts a private master bedroom in the 2nd floor loft conversion. This benefits from a range of built in storage and a en suite shower room.

Externally to the front, you're welcomed by a large, gated driveway providing ample off-road parking and a characterful façade. The rear garden is a true highlight—private, leafy, and low-maintenance with lawn, established planting, and a pergola area, ideal for relaxing or entertaining.

Conveniently located in a popular residential location and positioned on a quiet cul de sac. Close to both Southport town Centre and Meols Cop, and all their associated amenities; such as schools, parks, and transport links. This is a must-see home for anyone seeking both space and character in a well-connected area.

Porch & Entrance Hall

Composite front door into a vestibule porch. Leads into a galleried hallway with doors to both reception rooms.

Living Room 4.52m x 3.42m (14'10" x 11'2")

A large bay window to the front aspects makes this room bright and airy. Chimney breast wall with log burner fire in alcove.

Dining Room 3.44m x 3.88m (11'4" x 12'8")

Adjacent to the living room is the dining room which is made bright via patio doors to the rear patio and garden. Built in under stairs storage. Open doorway through to kitchen.

Kitchen/ Breakfast Room 3.27m x 2.37m (10'8" x 7'10")

A modern kitchen comprises a range of cabinets with a stainless-steel sink and drainer. A range of integrated appliances include height level oven, gas hob and extractor. The kitchen flows seamlessly into a breakfast area which has a further set of patio doors to the rear garden.

Utility & WC 2m x 1.54m (6'7" x 5'1")

Access from the kitchen to a useful utility and WC. The utility comprises complimenting cabinets to the kitchen and plumbing and space for washing machine/ tumble dryer. The WC is separate and comprises WC and vanity sink.

Stairs & Landing 6.01m x 1.6m (19'8" x 5'2")

A split-level landing has doors to all room, staircase to master bedroom and window to the front aspect.

Bedroom One 3.14m x 2.79m (10'4" x 9'2")

A private master bedroom is on the 2nd floor loft conversion. This benefits from a range of built in storage and a en-suite shower room.

En-Suite 2.14m x 0.98m (7'0" x 3'2")

En-suite comprises a walk-in shower cabinet, WC and sink basin. Fully tiled walls and wall mounted storage.

Bedroom Two 3.63m x 2.99m (11'11" x 9'10")

Generous double bedroom with window to the front aspect.

Bedroom Three 3.46m x 3.07m (11'5" x 10'1")

Generous double bedroom with window to the front aspect.

Bedroom Four 6.09m x 2.37m (20'0" x 7'10")

A further bedroom sits at the back of the property, private from the other bedrooms. Currently used as a calming massage room but is an excellent size for a double bedroom.

Family Bathroom 2.36m x 1.48m (7'8" x 4'11")

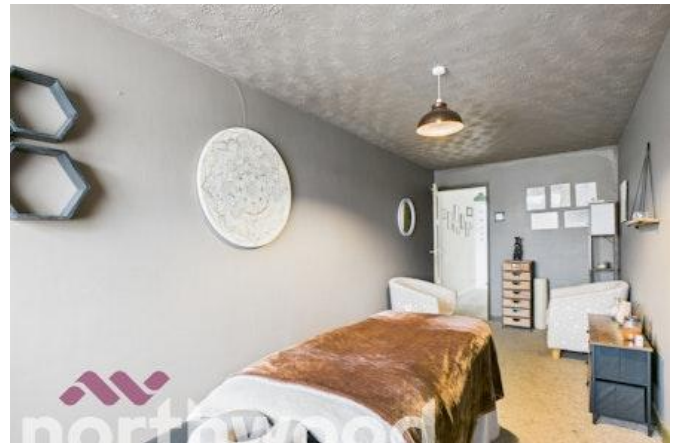
A white suite comprises bath with shower over, WC and sink basin. Fully tiled walls and laminate flooring, window to the rear.

External

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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. All services/appliances have not and will not be tested.





Floor 0



Floor 1



Floor 2

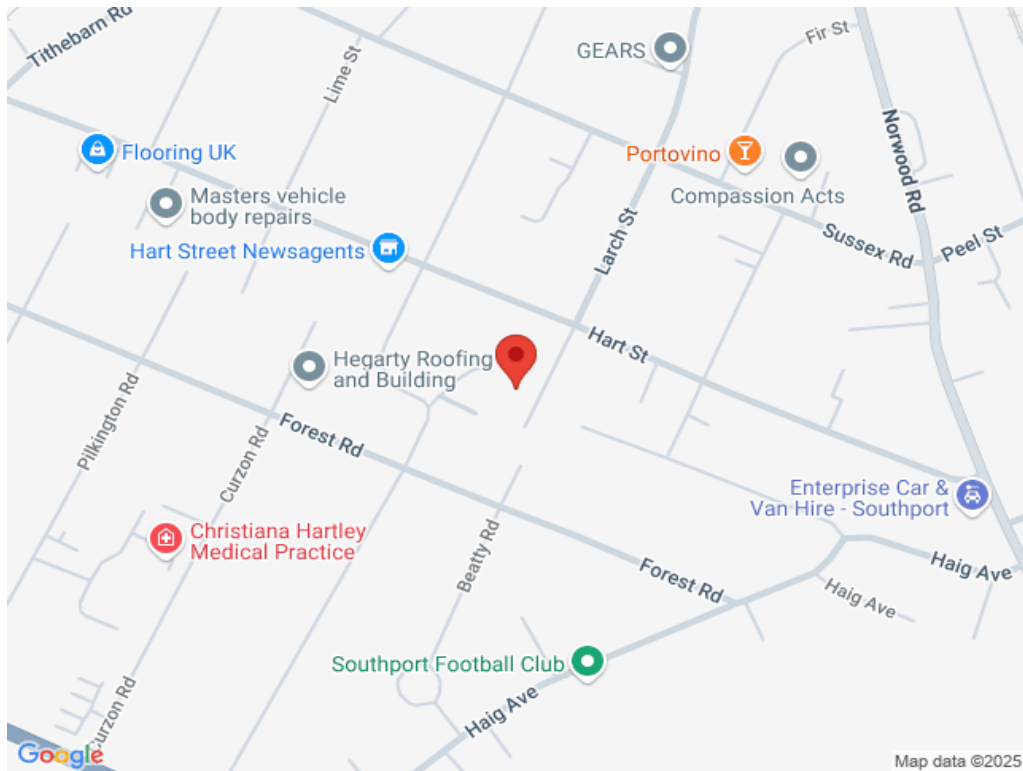
Approximate total area[®]
1330 ft²
123.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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