



Larch Street, Southport, PR8



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£175,000

- NO ONWARD CHAIN
- 'Doors Together' Semi Detached
- Excellent Potential
- 2 Reception Rooms
- 2 Double Bedrooms
- Generous Front & Rear Gardens
- Freehold
- EPC rating C



This semi-detached house is now on the market and is the perfect opportunity for first-time buyers and investors alike. Situated in a popular residential location, close to the town Centre and along a beautiful tree lined road. This is an attractive prospect for those looking to make their first step onto the property ladder or to expand their portfolio.

The property does require some modernisation, however, it's brimming with potential and charm. One of the key features of this home is its original features and covings, which add a touch of character and a reminder of its heritage. The ground floor boasts two spacious reception rooms, both featuring large windows that fill the rooms with natural light. These 2 rooms are open to each other but have the ability to be closed of via large glazed double doors. There is kitchen which has a range of cabinets and appliances and a utility, pantry and WC,

The property also benefits from two double bedrooms, both offering plenty of space for comfort and relaxation. The house also includes a large 4-piece bathroom, ready for the new owners to add their personal touch.

Externally to the front is a gated paved driveway allowing ample off-road parking. The rear is off a generous size and ready to be turned into the perfect outside space, with the added benefit of a brick-built outbuilding.

Entrance Hall

Stairs case to first floor, doors to both reception rooms.

Living Room 3.68m x 3.62m (12'1" x 11'11")

Large bay window to the front aspect. Exposed floorboards and double doors into dining room.

Dining Room 3.69m x 3.6m (12'1" x 11'10")

Large windows to rear aspect. Exposed floorboards and feature large fireplace.

Kitchen 2.57m x 3.49m (8'5" x 11'6")

Range of fitted cabinets with contrasting countertops and integrated appliances including height level oven gas hob and extractor over. Access to understairs pantry.

Utility 2.03m x 2.6m (6'8" x 8'6")

Window to rear aspect. Space and plumbing for fridge/freezer and washing machine. Door to WC.

Stairs & Landing

Split level landing with doors to all rooms. Loft Access.

Bedroom One 4.82m x 3.53m (15'10" x 11'7")

Large master bedroom with twin windows to the front aspect.

Bedroom Two 3.53m x 2.59m (11'7" x 8'6")

Window to rear aspect. Exposed floorboards and chimney breast wall with original cast iron fireplace.

Family Bathroom

Windows to side and rear aspects. Bathroom suite comprising WC, pedestal sink, corner shower and separate corner bath.

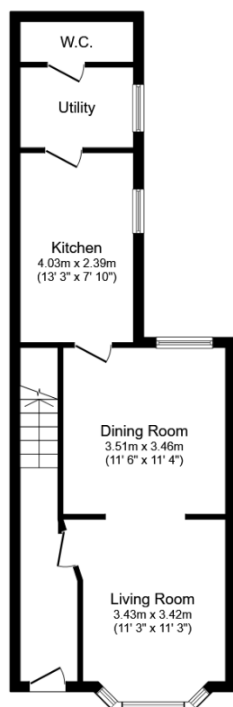
External

Externally to the front is a gated paved driveway allowing ample off-road parking. The rear is off a generous size and ready to be turned into the perfect outside space, with the added benefit of a brick-built outbuilding.

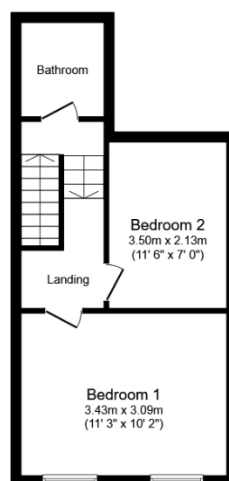
Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans 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.





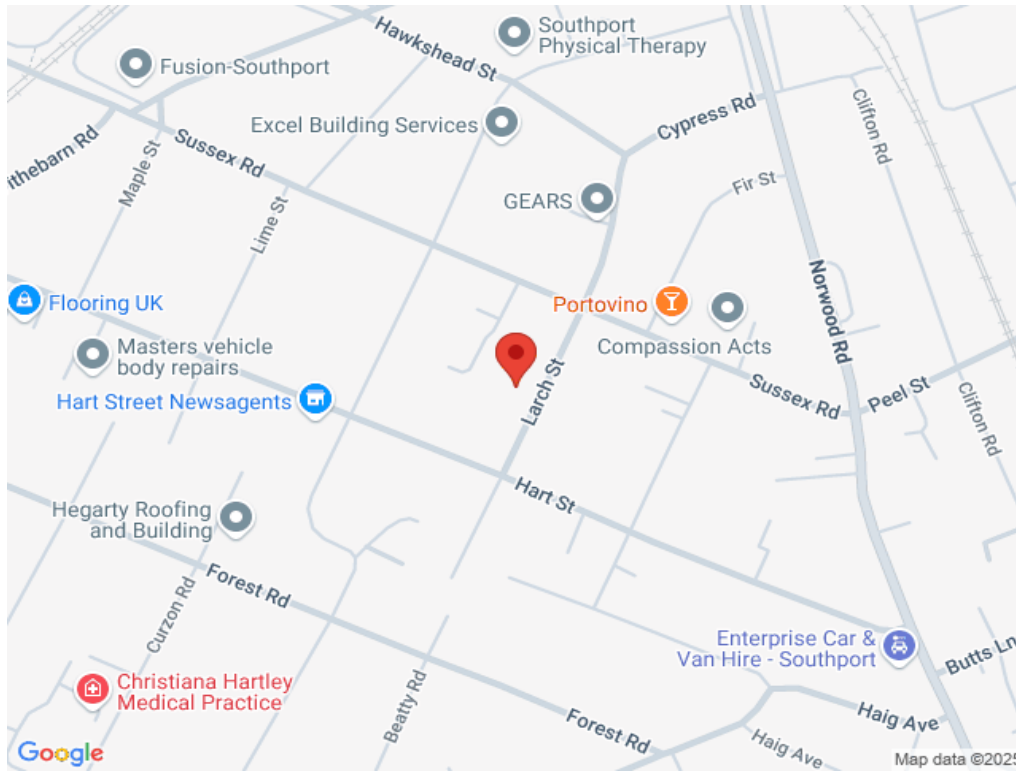
Ground Floor
Floor area 47.6 sq.m. (513 sq.ft.)



First Floor
Floor area 34.8 sq.m. (375 sq.ft.)

Total floor area: 82.4 sq.m. (887 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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



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