



## 10 Larkhill Grove, Liverpool, L38 9ET

### Offers Over £300,000

A RARE OPPORTUNITY to acquire a THREE BEDROOM DETACHED BUNGALOW situated on a GENEROUS PLOT in the HIGHLY SOUGHT-AFTER COASTAL VILLAGE of HIGHTOWN. Offered with NO ONWARD CHAIN, this property presents EXCELLENT POTENTIAL for EXTENSION or RENOVATION, subject to the necessary permissions, and is ideal for those looking to create a BESPOKE HOME in a TRANQUIL yet WELL-CONNECTED LOCATION.

Set within MATURE, WRAPAROUND GARDENS, the bungalow enjoys a PRIVATE and LEAFY POSITION on a quiet close, offering plenty of space for outdoor living and gardening enthusiasts alike. The property also benefits from a DETACHED GARAGE and ample room for OFF-ROAD PARKING.

Internally, the accommodation is in NEED OF UPDATING but offers a FLEXIBLE LAYOUT with THREE GOOD SIZED BEDROOMS, a spacious LOUNGE DINING ROOM for all the family to relax and dine together, kitchen, and bathroom. With its SINGLE-STOREY layout and SCOPE TO IMPROVE, this home will appeal to a wide range of buyers, from downsizers to developers.

Perfectly positioned, this home is just a SHORT WALK from HIGHTOWN BEACH, the LOCAL VILLAGE SHOPS, and the TRAIN STATION, providing easy access to both LIVERPOOL and SOUTHPORT. This PEACEFUL SEASIDE COMMUNITY offers the perfect blend of COASTAL LIVING and everyday convenience.

A truly EXCITING PROSPECT with ENDLESS POTENTIAL in one of the region's most DESIRABLE LOCATIONS. Early viewing is STRONGLY RECOMMENDED.





Hall

Lounge/Dining Room

Kitchen

Bedroom 1

DOUBLE

Bedroom 2

DOUBLE

Bedroom 3

DOUBLE

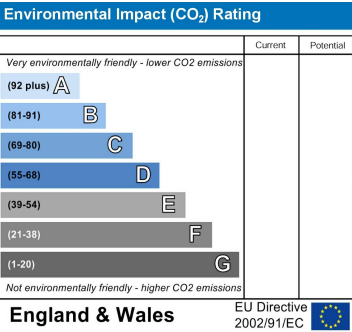
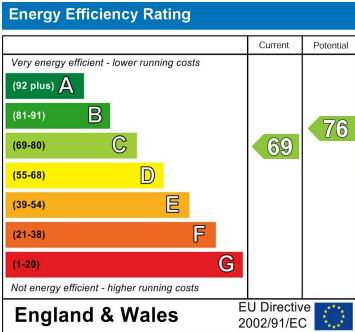
Bathroom

WC

Garage

Power and Lighting with up and over garage door and side door to garden.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

