



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Larkfield Lane

Southport, PR9 8NW

**Offers In The Region Of £280,000**

Flexi-Agent are delighted to present this well-presented, extended semi-detached property to the open market. Situated in a highly desirable residential area, it is within walking distance of Churchtown Village, which boasts a wealth of boutiques, delicatessens, restaurants, bars, and the beautiful Botanical Gardens. The area is renowned for its excellent schools, fantastic transport links, and easy access to Southport Town Centre via the Coastal Road.

The ground floor accommodation briefly comprises a bright entrance hall, two spacious reception rooms, an extended conservatory, and a well-configured, stylish galley kitchen. To the first floor, the property offers two generously sized double bedrooms—one with stunning rear views—a third well-proportioned bedroom, and a modern three-piece shower room featuring a rainfall showerhead and porcelain tiling. The loft is currently used for storage but offers excellent potential for conversion, subject to the usual permissions.

Externally, the property boasts a private south-facing rear garden, mainly laid to lawn, with patio seating areas and a large, fully powered outbuilding. To the front, there is ample driveway parking and an established planting area.

Additional benefits include a newly installed Worcester boiler with Nest thermostat (2024) and brand-new flush windows, also fitted in 2024—both of which are likely to result in an improved EPC rating.

Early inspection is strongly recommended to fully appreciate the accommodation on offer.

- Three bedroom, Semi detached, circa 1234 sqft
- Sought after location
- Walking distance to Churchtown Village
- New boiler and windows 2024
- Three spacious reception rooms
- Modern shower room with a rainfall shower head
- Ample driveway parking
- South facing private rear garden
- Fully powered outbuilding
- Viewings available upon request

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

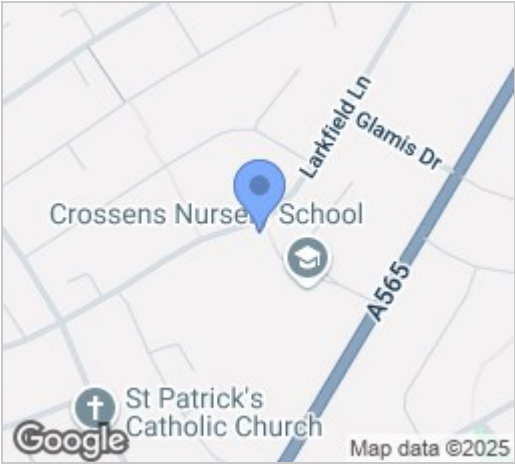




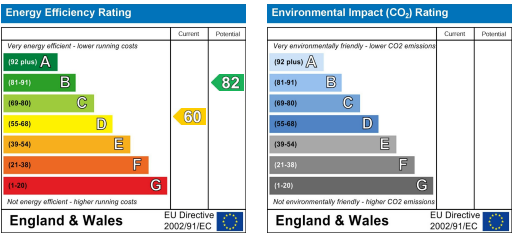
Floor Plan



Area Map



Energy Efficiency Graph



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