



**17 Larkfield Lane
Churchtown, PR9 8NN, £325,000
'Subject to Contract'**

This detached dormer bungalow is situated in a popular and established residential location close to nearby facilities at Churchtown Village which include a range of local shops, schools, doctors' surgeries and The Botanical Gardens. Centrally heated and double glazed, the accommodation briefly includes; entrance hall, living room, dining room & kitchen both overlooking delightful garden to rear. There is also access to one double bedroom, family bathroom and separate wet room with potential to convert to another double bedroom if preferred. A fixed staircase leads to the first-floor dormer extension and a second bedroom with en-suite WC. The bungalow stands in most impressive and established gardens to both front and rear, off road parking and access to a garage.

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Southport's Estate Agent

Enclosed Side Entrance Vestibule

Upvc double glazed outer doors, tiled flooring with wall grip and Upvc double glazed inner door with glazed leaded light inserts leading to....

Entrance Hall

Stairs lead to first floor with handrail and newel post. Picture rail. Inner door with glazed and leaded light insert leads to....

Living Room - 4.55m x 3.33m (14'11" into bay x 10'11" into recess)

Upvc double glazed and leaded bay window with glazed stained and leaded light transoms over to front of property. Living flame gas fire with marble interior, hearth and wooden fire surround. Coving.

Bedroom 1 - 3.61m x 3.45m (11'10" x 11'4" to rear of wardrobes)

Upvc double glazed window to front with glazed stained and leaded light transoms over. Picture rail.

Shower Room - 2.44m x 2.67m (8'0" x 8'9")

Upvc double glazed side window, three piece modern white suite comprising of low level WC, pedestal wash hand basin with mixer tap and corner step in shower enclosure including 'Mira' electric shower unit. Part wall tiling, ladder style chrome heated towel rail and tiled flooring. Recessed spotlighting.

Wet Room/ Potential Bedroom/ Living Area - 3.78m x 3.3m (12'5" x 10'10" into recess)

Upvc double glazed window to side, arranged as a wet room with pedestal wash hand basin including tiled splashback, open plan to wet area with 'Mira' electric shower, part wall tiling and including areas of reduced head height. (potential to convert back to bedroom or reception space subject to usual consent.)

Dining Room - 5.26m x 3.45m (17'3" x 11'4")

Upvc double glazed double doors and side windows lead to delightful gardens at the rear. Space panelling to plate rail with exposed beam ceiling, wall light points and glazed inner door leading to....

Kitchen - 3.15m x 3.33m (10'4" x 10'11")

Upvc double glazed window overlooks rear garden with Upvc double glazed door to side. Kitchen comprises of a range of built in base units which include cupboards and drawers, wall cupboards with under unit lighting and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include four ring gas hob with 'Neff' electric double oven and space available for freestanding fridge. Plumbing is available for washing machine and dishwasher. Wall cupboard houses wall mounted boiler system. Tiled flooring, part wall tiling and wall light point.

First Floor

Upvc double glazed window overlooks rear of property with useful eaves storage access and further cupboards built in to recess. Door leads to....

Bedroom 2 - 2.79m x 4.5m (9'2" x 14'9")

Upvc double glazed window with dual aspect and door leads to...

Ensuite - 1.22m x 2.16m (4'0" x 7'1" including areas of reduced head height.)

Low level WC, pedestal wash hand basin.

Outside

Established and mature gardens adjoin the property with gated access leading via driveway and off road parking for numerous vehicles. Gardens arranged at front for ease of maintenance with loose stone borders and ornamental shrubs. Hard surface side access continues with wheelchair access to rear and kitchen. Also a garage is available access via Upvc double glazed door and measuring 15'9" x 8'8". The garage includes Upvc double glazed window to side and electric light and power supply. The rear garden, in the opinion of the estate agents is a most definite feature of the property with flagged patio and established lawn, mature and well stocked borders with a variety of plants, shrubs and trees, well screened, private and including greenhouse and separate rear patio with seating area.

Tenure

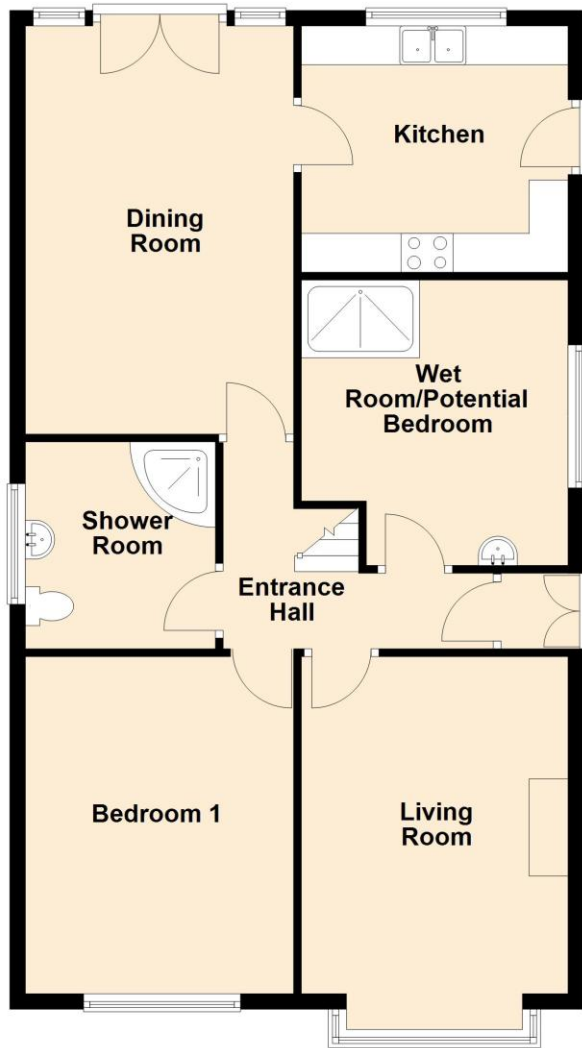
Freehold.

Council Tax

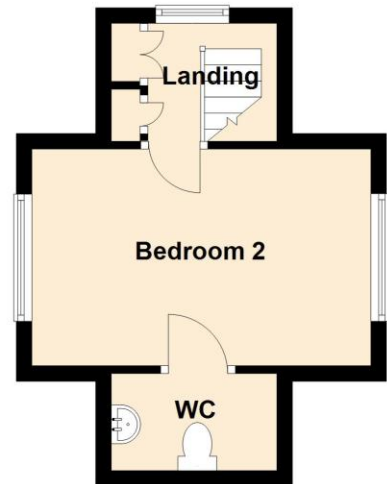
Sefton MBC band D



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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