



**136 Larkfield Lane  
Southport, PR9 8NP, £229,995  
‘Subject to Contract’**

This recently renovated and much improved true bungalow offers an excellent opportunity for those seeking stylish single-level living in a well-established residential location. Tastefully modernised while retaining a sense of character, the property provides well-planned accommodation comprising a welcoming lounge, three bedrooms, a contemporary bathroom, and a modern breakfast kitchen ideal for daily living and entertaining. Externally, the property is set within attractive, established gardens which are not directly overlooked, creating a sense of privacy and calm. A driveway provides off-road parking, and a garage is located to the rear. The bungalow is ideally positioned just a short stroll from the popular local amenities available at Fylde Road, including a Supermarket, Doctor's Surgeries, Pharmacy, and an award-winning fish & chip shop. Excellent bus links offer convenient access to Churchtown Village, Southport Town Centre, and the picturesque Botanic Gardens all within easy reach. A true gem of a bungalow offering both comfort and convenience in a sought-after location.

## Enclosed Side Entrance Vestibule

Outer door, tiled flooring and inner door leading to....

## Entrance Hall

Doors to main accommodation, picture rail and Upvc double glazed side window.



## Lounge - 4.52m x 3.63m (14'10" in to bay x 11'11" into recess)

Upvc double glazed box bay window to front, coal effect electric fire with Marble interior, hearth and fire surround. Picture rail and ceiling moulding.

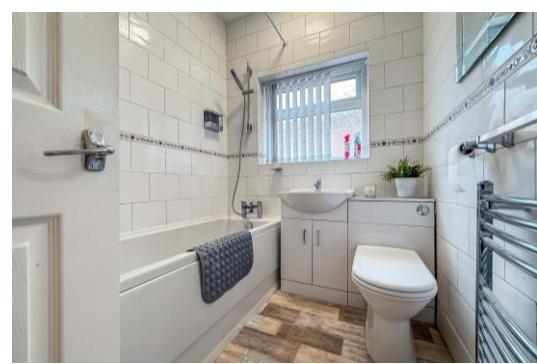
## Breakfast Kitchen - 4.04m x 3.61m (13'3" x 11'10")

Upvc double glazed windows to side and overlooking rear. Two feature glazed, stained and leaded windows to side. Rear door with glazed and leaded insert to side/rear. Kitchen arranged with a number of base units, cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit, mixer tap and drainer. Appliances include; electric oven, four ring ceramic style hob and integral fridge and separate freezer. Plumbing is available for washing machine. Wall mounted 'Glow.worm' conventional central heating boiler. Partial wall tiling, vynl covered flooring.



## Bedroom 1 - 3.86m x 2.84m (12'8" x 9'4" into recess)

Upvc double glazed window overlooking rear garden. Picture rail.



## Bedroom 2 - 2.34m x 2.72m (7'8" x 8'11")

Upvc double glazed window to side.

## Bedroom 3/Study - 2.54m x 2.67m (8'4" x 8'9")

Upvc double glazed window.



## Bathroom/WC - 2.34m x 1.78m (7'8" x 5'10")

Opaque Upvc double glazed window. Tree piece modern style suite comprising of low level WC incorporating vanity wash hand basin with cupboards below. Panelled bath with waterfall style mixer tap and hand held shower attachment. Tiled walls with ladder style chrome heated towel rail. Loft access.



## Outside

Gardens are arranged for ease of maintenance with loose stone feature including driveway access to front for numerous vehicles. Access continues to a garage measuring 16'1" x 8'8" with electric, light and power. The enclosed garden to rear is not directly overlooked, being well established and screened via hedges.

## Council Tax

Sefton Metropolitan Borough Council Band C

## Tenure

We can confirm that the vendors of the property at 136 Larkfield Lane hold both the freehold and the leasehold titles to the property consecutively. We understand that the freehold pertains to the land, while the leasehold interest relates to the house or another part of the property. This arrangement is fully understood and acknowledged.(Subject to formal verification)



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.