



**132 Larkfield Lane
Southport, PR9 8NP, £285,000
'Subject to Contract'**

Welcome to this fabulous three-bedroom detached true bungalow, ideally nestled for easy access to the charming village of Churchtown. Situated on Larkfield Lane, this well-presented bungalow places you conveniently close to Fylde Roads Supermarkets, Doctors' Surgeries, a beloved fish & chip shop, a Pharmacy, and regular bus links that connect you effortlessly to Southport town centre and Preston city centre. Inside, you'll find a welcoming lounge at the front, three comfortable bedrooms, and a modern-style shower room with WC. The dining kitchen is designed for practicality leading to a conservatory, and the property's standout feature is its private rear garden, which is not directly overlooked and backs onto the Preston New Road playing fields. Off-road parking is available at the front, making this home as convenient as it is charming. Early viewing is most definitely advised!

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Enclosed Side Entrance Vestibule

Upvc double glazed outer double doors, tiled flooring and glazed inner door leading to....

Entrance Hall

With loft access and fitted cupboard housing the electrical fuse board and metres. Door to....

Lounge - 4.19m x 3.78m (13'9" into bay x 12'5" into recess)

Upvc double glazed bay window to front. Coal effect electric fire over tiled hearth and surround. Display shelving, wall light points and coving.

Bedroom 1 - 3.94m x 3.33m (12'11" x 10'11" to rear of wardrobes)

Upvc double glazed window. Fitted wardrobes with fly over storage cupboards and drawers.

Bedroom 2 - 4.22m x 3.1m (13'10" x 10'2" to rear of wardrobes)

Upvc double glazed window overlooks rear garden and side patio area. Fitted wardrobes with fly over storage cupboards and drawers.

Bedroom 3 - 2.49m x 2.69m (8'2" x 8'10")

Upvc double glazed window to side.

Shower Room/WC - 2.39m x 1.91m (7'10" x 6'3")

Opaque Upvc double glazed window. Three-piece modern white suite comprising of low-level WC, vanity wash hand basin with mixer tap and entry level shower enclosure with 'Triton' shower. Ladder style chrome heated towel rail, tiled walls and flooring.

Dining Kitchen - 2.82m x 4.75m (9'3" x 15'7")

Upvc double glazed side window and glazed window with door leading to adjoining conservatory overlooking garden to rear. Dining area open-plan to kitchen including a range of built-in base units with cupboards and drawers, wall and glazed china cupboards and working surfaces with 1 1/2 bowl sink unit, mixer tap and drainer. Appliances include; four ring ceramic style hob with extractor over, electric oven and plumbing is available for washing machine. Space is also available for freestanding fridge. Wall mounted 'Ideal' combination style central heating boiler. Tiled walls, spot lighting.

Conservatory - 2.03m x 3.51m (6'8" x 11'6")

Upvc double glazed double doors and window lead to rear garden. Tiled flooring.

Council Tax

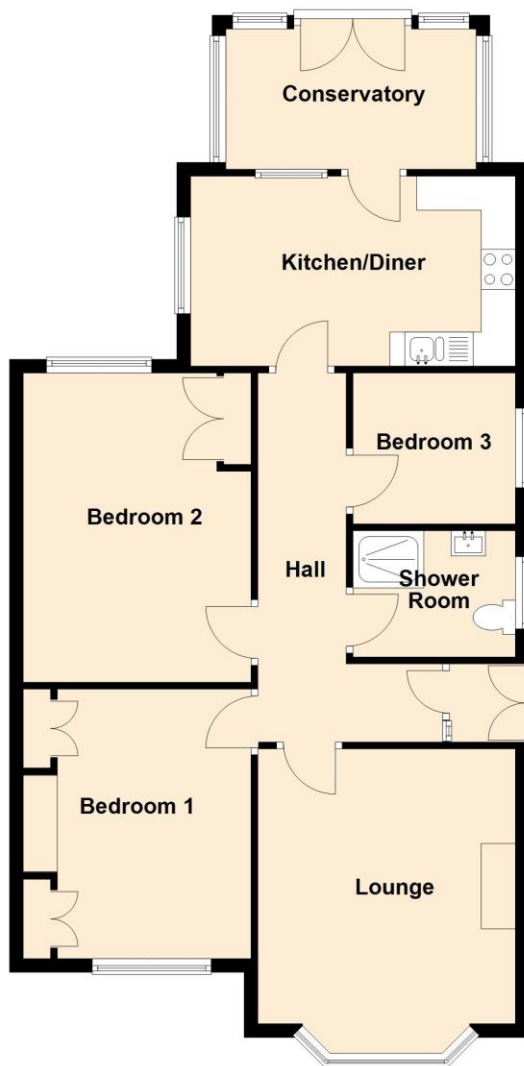
We understand from information provided by the local authority that the property is in Council Tax Band D. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



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.