



## Larch Street, Southport PR9 8RF

Occupying a quiet, cul de sac position, this traditional, semi detached house of the 'front doors together' style offers spacious accommodation across two floors with courtyard style rear garden and an early viewing is recommended.

Installed with gas central heating and uPVC double glazed throughout, the well planned accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room and fitted Kitchen/Breakfast Room to the ground floor with three Bedrooms and Bathroom to the first floor.

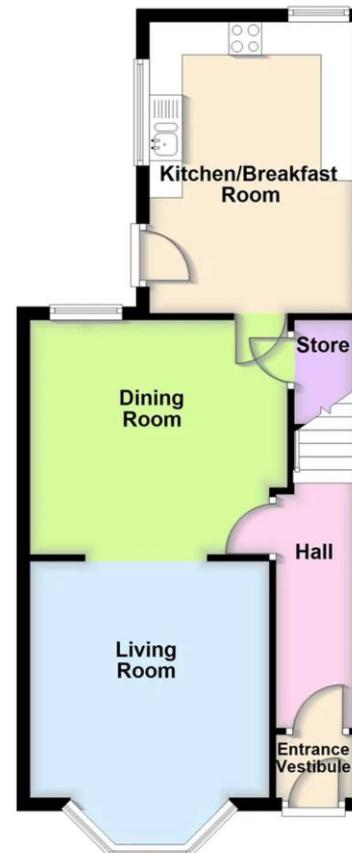
Outside, the front is laid to lawn with driveway providing off road parking, whilst the low maintenance courtyard garden to rear offers a westerly aspect.

Larch Street is located off Hart Street, well placed for accessing the amenities of Kew and a number of local schools.



**Price: £210,000 Subject to Contract**

**Ground Floor**  
Approx. 50.4 sq. metres (542.6 sq. feet)



**Ground Floor:**

**Entrance Vestibule**

**Hall**

**Living Room** - 3.66m x 3.61m (12'0" x 11'10" plus bay)

**Dining Room** - 3.91m x 3.58m (12'10" max x 11'9")

**Kitchen/ Breakfast Room** - 4.44m x 3.12m (14'7" x 10'3")

**Store**

**First Floor:**

**Landing** - 3.58m x 1.73m (11'9" x 5'8")

**Bedroom 1** - 4.93m x 3.61m (16'2" x 11'10" plus bay)

**Bedroom 2** - 3.58m x 3.1m (11'9" x 10'2")

**Bedroom 3** - 3.12m x 2.21m (10'3" x 7'3")

**Bathroom** - 2.26m x 2.13m (7'5" x 7'0")

**Outside:**

The front is laid to lawn with driveway providing off road parking, whilst the low maintenance courtyard garden to rear offers a westerly aspect.

**Council Tax:**

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

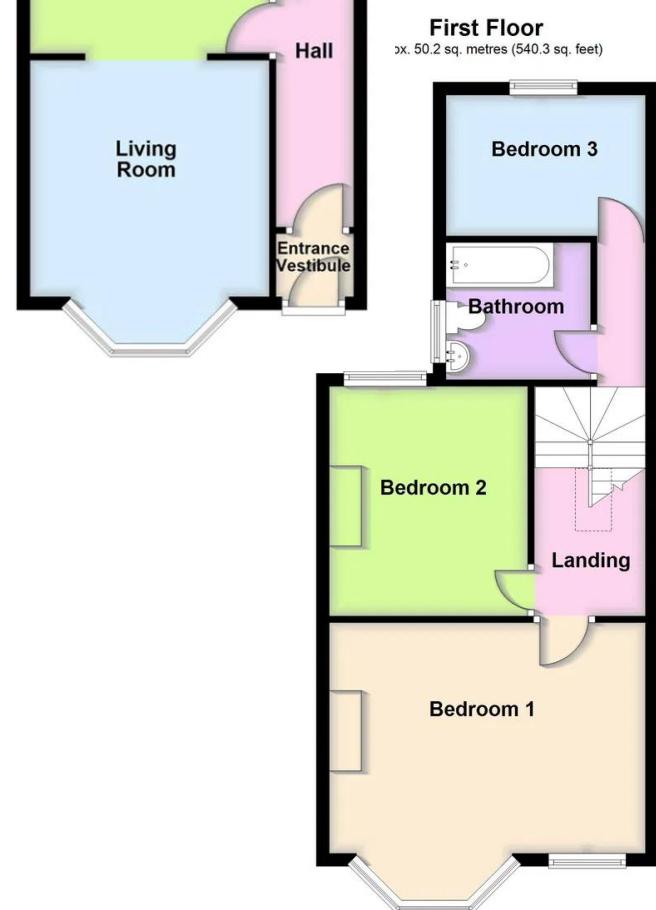
**Tenure:**

Leasehold with a residue term of 999 years from 1st March 1895 with a Ground Rent of £2.79 per annum.

**NB:**

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	66
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.