



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:

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:

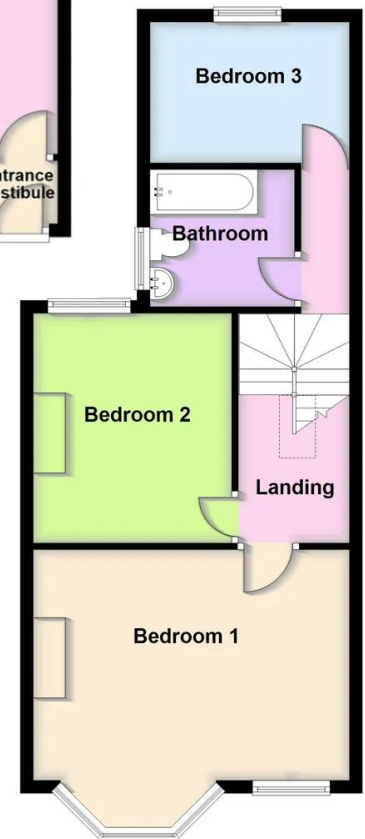
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Ground Floor
Approx. 50.4 sq. metres (542.6 sq. feet)



First Floor
Approx. 50.2 sq. metres (540.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(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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