



60 Larkfield Lane
Churchtown, PR9 8NW, £340,000
'Subject to Contract'

An immaculately presented and thoughtfully extended three-bedroom family home, nestled on Larkfield Lane. Perfectly positioned near sought-after primary and secondary schools, and just a stone's throw from the historic village of Churchtown. Enjoy a vibrant community feel with charming specialty shops, restaurants, and bars, plus easy access to Marshside Nature Reserve and the Botanic Gardens. With the A565 nearby, commuting to Preston or Southport town centre is a breeze. This home has been beautifully improved and extended to exacting standards by the current owners. Step into the welcoming entrance hall, complete with a modern WC. A separate front lounge offers cozy relaxation, while the rear lounge flows seamlessly into a magnificent open-plan dining kitchen extension. With a vaulted ceiling and Velux windows, natural light pours in, highlighting the sleek built-in appliances, ideal for entertaining. A utility area and pantry cupboard offer additional practicality. Upstairs, you'll find three well-appointed bedrooms, with the third currently styled as a dressing room. A modernised family bathroom completes the upper floor. Outside, the landscaped gardens are private and not overlooked, offering off-road parking for multiple vehicles, a patio area, and lawn space, making this home a genuine must-see!

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Southport's Estate Agent

Enclosed Entrance Vestibule

Glazed double outer doors, inner door with glazed, stained and leaded insert leads to entrance hall including matching window to side.

Entrance Hall

Glazed stained and leaded light diamond shaped side window. Stairs to first floor with handrail, spindles and newel post. Understairs storage cupboard housing the electrical consumer unit and Glow.Worm combination style central heating boiler. Opaque Upvc double glazed window to side. Door to....

WC - 0.91m x 1.93m (3'0" x 6'4")

Modern two-piece white suite comprising of 'Geberit' low level WC, wash hand basin with mixer tap. Midway wall tiling with ladder chrome heated rail. Tiled flooring, recess spot lighting and extractor.

Lounge - 4.22m x 3.56m (13'10" into bay x 11'8" into recess)

Upvc double glazed bay window.

Rear Lounge - 3.58m x 3.4m (11'9" x 11'2" into recess)

Neo classical radiator, TV wall point to chimney breast. Open plan via arch way leading to....

Dining Kitchen - 2.92m x 5m (9'7" x 16'5")

Upvc double glazed double doors and window lead to rear garden. Double glazed sky lights to roof pitch maximise natural light and appeal. Dining area leading to modern fitted kitchen arranged with a number of attractive base units including cupboards and drawers, overhead cupboard and Quartz Granite working surfaces with matching splash back. Inset 'Caple' 1 1/2 bowl sink unit, mixer tap and drainer. Appliances include; AEG electric oven, four ring induction style hob with built in extractor over. Fridge freezer, recess spot lighting and woodgrain style flooring. Door leads to useful walk-in utility/pantry cupboard measuring 4'10" x 5'11" with further working surfaces , wall shelving and plumbing available for washing machine and tumble dryer.

Landing

Opaque Upvc double glazed side window. Loft access.

Bedroom 1 - 4.42m x 3.05m (14'6" into bay x 10'0" into recess)

Upvc double glazed bay window. TV point to chimney breast.

Bedroom 2 - 3.63m x 3.43m (11'11" x 11'3" into recess)

Upvc double glazed window overlooking rear.

Bedroom 3/Dressing Room - 2.62m x 2.34m (8'7" x 7'8")

Upvc double glazed window to front. Bedroom arranged as a dressing room.

Family Bathroom/WC - 1.93m x 1.88m (6'4" x 6'2")

Opaque Upvc double glazed window with fitted plantation style shutter. Three-piece modern white suite comprising of low-level WC, wash hand basin and panelled bath with tiled surround, glazed shower screen with mixer tap and plumber-in shower incorporating handheld shower attachment. Tiled wall and flooring with ladder style chrome heated towel rail, recess spot lighting and extractor.

Outside

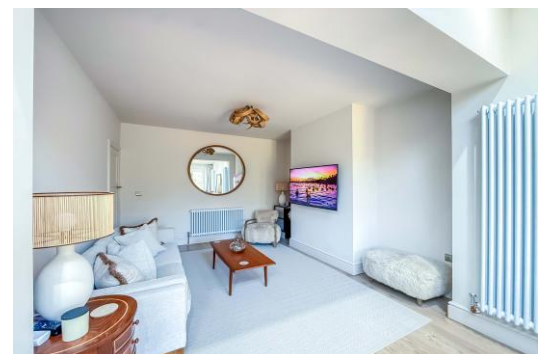
Gardens landscaped and arranged for ease of maintenance with drive way providing off road parking and loose stone feature. The well-presented rear garden is predominantly Indian stone patio, loose stone feature and laid to lawn with laurel hedging, not directly overlooked.

Council Tax

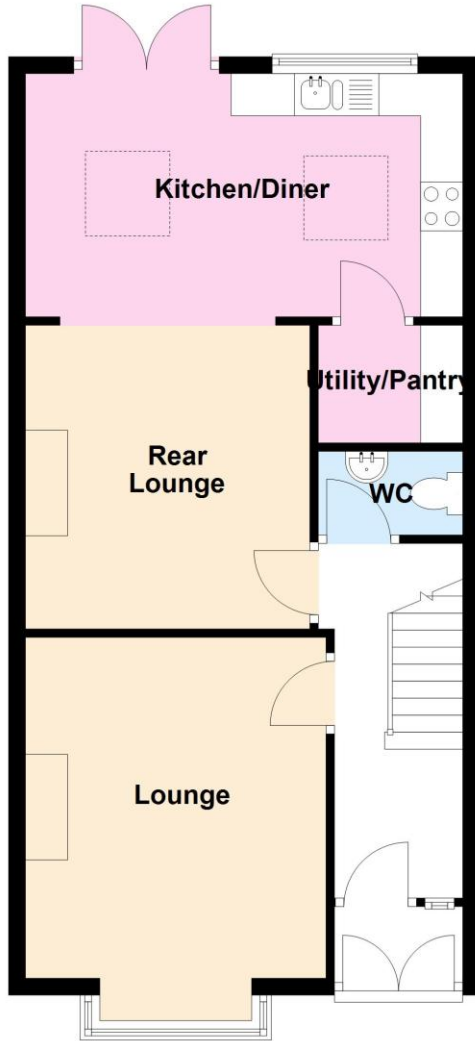
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

Tenure

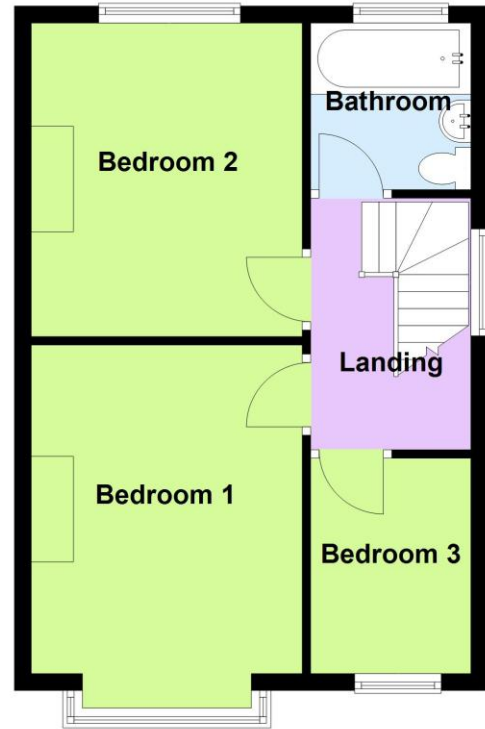
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	83
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
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.