



AI ENHANCED

*Chris Tinsley*

**88 Larkfield Lane, Churchtown, PR9 8NW,  
'Offers in the Region of' £290,000  
'Subject to Contract'**

Positioned near the heart of vibrant Churchtown Village, this superbly modernized and much-improved semi-detached home on Larkfield Lane offers refined living inside and out. A welcoming hall leads to an open-plan lounge and dining area, featuring a cozy wood-burning stove and a stunning conservatory overlooking the garden. The sleek kitchen, complete with granite countertops and built-in appliances, also opens to the rear garden. Upstairs, three well-appointed bedrooms complement a modern bathroom. With off-road parking, a garage, and easy access to top schools, this is an exceptional opportunity not to be missed.

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*Southport's Estate Agent*

### Enclosed Entrance Vestibule

Upvc double glazed outer door to porch, tiled flooring and Upvc double glazed window. Inner door with double glazed and leaded insert leads to....

### Entrance Hall

Opaque Upvc double glazed side window. Turned stairs to first floor with handrail and newel post. Woodgrain laminate style flooring, picture rail. Door to....

### Through Lounge/Dining Room - 7.09m x 3.3m (23'3" into bay x 10'10" into recess)

Upvc double glazed bay window to front. Woodgrain laminate style flooring continues. Living room open plan to dining area with feature wood burning stove inset to chimney breast over Marble hearth with attractive Limestone fire surround and mantle piece. Picture rail, recessed spot lighting. Upvc double glazed double doors with side screens lead off dining area to.....

### Conservatory - 2.39m x 3.07m (7'10" x 10'1")

Upvc double glazed double doors and windows leading to enclosed rear garden. Centrally heated with wall light points.

### Kitchen - 2.97m x 2.46m (9'9" x 8'1")

Upvc double glazed double French doors and side screens lead to rear garden. Most attractive fitted kitchen arranged in a modern style with a number of built-in shaker style base units including cupboards and drawers, wall and glazed china cupboards with under unit lighting and Granite working surfaces with inset single bowl sink unit, mixer tap and drainer. Appliances comprise of 'Bosch' double oven, five burner gas hob with complimentary Granite splash backs and extractor over. Integral appliances continue with washing machine and dishwasher, fridge and freezer. Access leads to pantry cupboard located to understairs.

### Landing

Opaque Upvc double glazed tall window to half landing. Loft access.

### Bedroom 1 - 3.35m x 3.3m (11'0" x 10'10" into recess)

Upvc double glazed window. Built in cupboards. Woodgrain laminate style flooring, picture rail.

### Bedroom 2 - 2.34m x 3.3m (7'8" x 10'10")

Upvc double glazed window, picture rail.

### Bedroom 3/Office - 2.97m x 2.49m (9'9" x 8'2")

Upvc double glazed window, bedroom arranged as a home office.

### Bathroom/WC - 1.98m x 2.46m (6'6" into door recess x 8'1")

Opaque Upvc double glazed window, three-piece white suite comprising of low-level WC, vanity wash hand basin with waterfall style mixer tap and panelled bath with tiled surround, glazed shower screen and centre mixer tap with handheld shower attachment, plumbed in shower separate. Tiled walls with ladder stayer chrome heated towel rail. Airing cupboard ho0uses hot water cylinder.

### Outside

Wrought iron gated access leads to block paved front driveway providing secure off-road parking to front. Borders arranged with ornamental plants, shrubs and trees, including spectacular Magnolia tree! Secure side gated access leads to adjoining lean to and garage to the rear. Garage accessed by Upvc double glazed double doors, with electric light and power supply. The enclosed rear garden is arranged for ease of maintenance with patio area. The garden is not directly overlooked.

### Council Tax

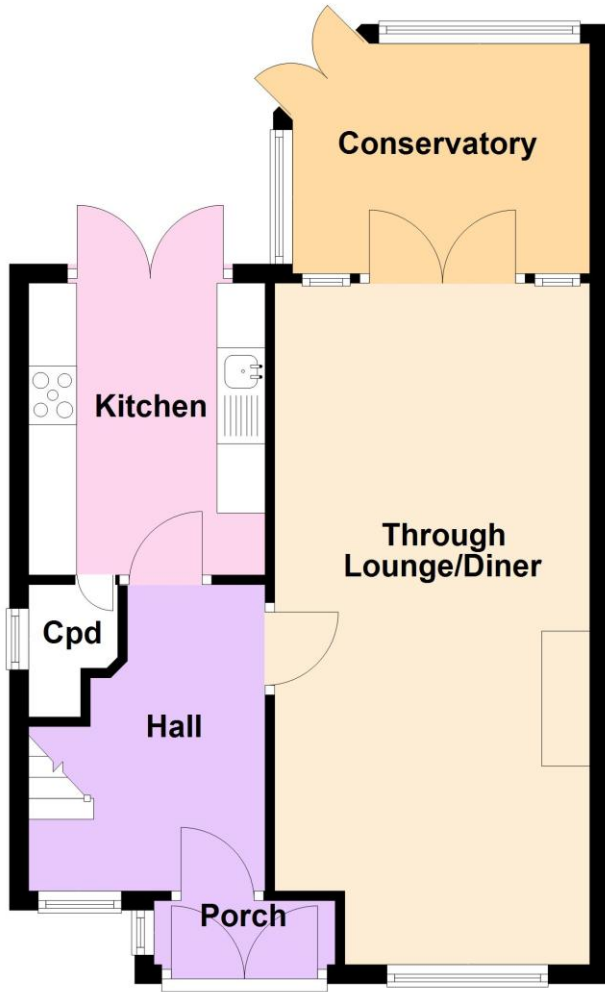
We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

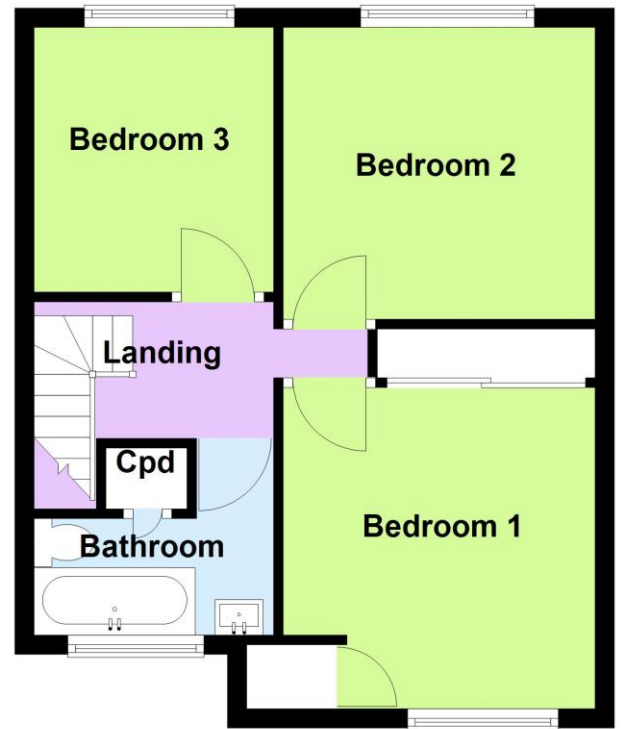
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



## Ground Floor



## First Floor



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.