



£230,000
Subject to contract



No Chain - Well placed for accessing the shops and amenities of Marshside and Churchtown, this well presented, semi detached bungalow with good size rear garden must be viewed to be fully appreciated.

Re-roofed in 2023, installed with gas central heating and double glazed throughout, the well planned accommodation briefly comprises: Hall, Living Room, Dining Room, Conservatory, Kitchen, two Bedrooms and Shower Room.

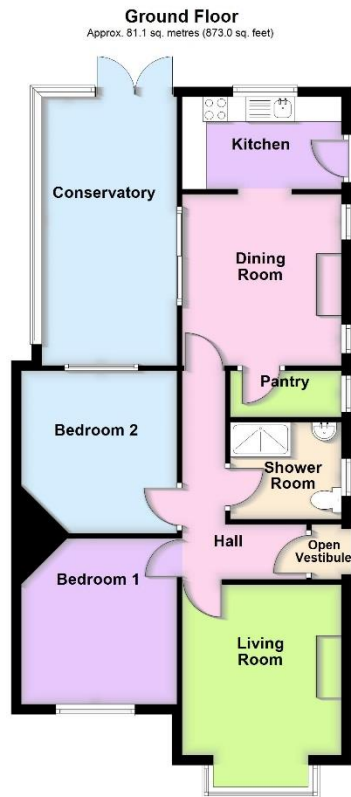
Outside, the front is paved to provide off road parking whilst the rear garden is a particular feature, offering a sunny aspect, with paved patio leading to shaped lawn with well stocked borders.

The bungalow stands on Larkfield Lane between Cleveleys Road and Shellfield Road.



LARKFIELD LANE, MARSHSIDE, SOUTHPORT PR9 8NP

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Total area: approx. 81.1 sq. metres (873.0 sq. feet)



Hall

Living Room - 4.09m into bay x 3.23m (13'5" x 10'7")

Dining Room - 3.48m x 3.23m (11'5" x 10'7")

Conservatory - 5.44m x 2.74m (17'10" x 9'0")

Kitchen - 3.23m x 1.85m (10'7" x 6'1")

Bedroom 1 - 3.35m x 3.15m (11'0" x 10'4")

Bedroom 2 - 3.3m x 3.15m (10'10" x 10'4")

Shower Room - 2.24m x 1.96m (7'4" x 6'5")

Outside: Outside, the front is paved to provide off road parking whilst the rear garden is a particular feature, offering a sunny aspect, with paved patio leading to shaped lawn with well stocked borders.

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

Tenure: Leasehold with a 999 year residue from 1/8/1931 with a ground rent of £3

Mobile Phone Signal: Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

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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