



**15 Larkspur Close
Southport, PR8 6LS,
£220,000
'Subject to Contract'**

This appealing three-bedroom semi-detached house on Larkspur Close offers comfortable living with the added benefit of no onward chain, double glazing throughout and a brand new energy efficient boiler installed earlier this year. Featuring two reception rooms, a modern kitchen and three bedrooms and a bathroom. The property stands in gardens to the front and rear with a drive providing off road car parking. This property provides an excellent opportunity for convenient living in Southport, situated at the head of a cul de sac, convenient for local amenities.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Hall

Composite outer door with double glazed insert. Stairs to the first floor.

Lounge - 4.06m x 3.84m (13'4" x 12'7")

Woodgrain laminate flooring. Electric pebble-effect fire with surround. Double doors lead to...



Dining Room - 2.74m x 2.46m (9'0" x 8'1")

Woodgrain laminate flooring. Useful understairs cupboard. UPVC double glazed double doors lead to the rear garden.

Archway to...



Kitchen - 2.74m x 2.24m (9'0" x 7'4")

Upvc double glazed window. Single drainer stainless steel sink unit. A range of base units with cupboards and drawers, wall cupboards and working surfaces. Four-ring gas hob with cooker hood above with electric oven below, washing machine and fridge freezer. Wall-mounted 'Baxi' gas central heating boiler.



First Floor Landing

Upvc double glazed window. Built-in cupboard. Access to loft with integral ladder

Bedroom One - 3.2m x 2.77m (10'6" x 9'1")

Upvc double glazed window. Recessed wardrobes with sliding doors.



Bedroom Two - 3.05m x 2.06m (10'0" x 6'9" excluding door recess)

Upvc double glazed window.

Bedroom Three - 2.06m x 2.64m (6'9" x 8'8" overall)

Built-in cupboard housing burglar alarm control box. Upvc double glazed window.



Bathroom - 2.01m x 1.96m (6'7" x 6'5")

White suite comprising panelled bath with thermostatic shower, pedestal wash hand basin with mirror over and low level WC. Part wall tiling. Electric shaver point. Upvc double glazed window.

Outside

Established gardens to the front and rear. Off-road parking via driveway to the side. The rear garden enjoys a patio area, lawn and shrub borders, garden shed and external tap.

Council Tax

Sefton MBC Band C

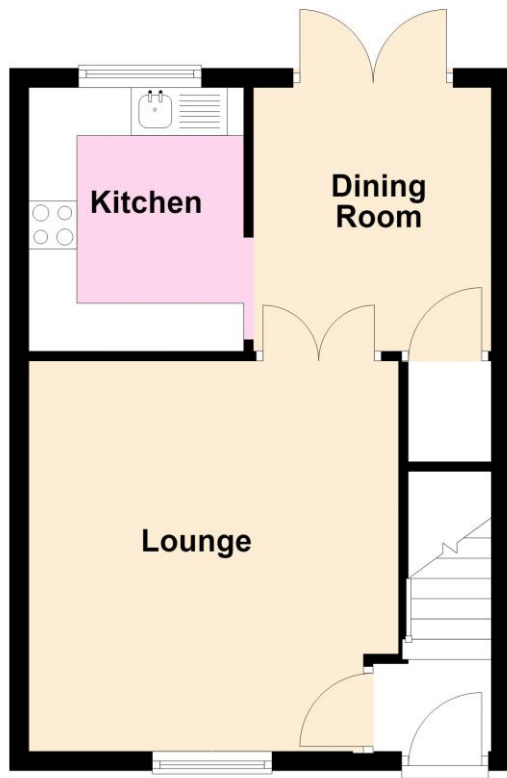
Tenure

Freehold.



Ground Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



Total area: approx. 66.4 sq. metres (715.3 sq. feet)



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.