



2 Larkhill Cottages Larkhill Lane, Formby, Merseyside L37 1PS

£1,350 PCM

Presenting an immaculate semi-detached Cottage, now available TO LET UNFURNISHED BEACH COTTAGE, Larkhill Cottages. This tranquil residence is located on a quiet, peaceful private road, offering an environment of serenity and privacy.

The property boasts an array of unique features. It offers parking facility and a beautifully maintained gardens, perfect for enjoying the outdoors. In addition, the property has recently undergone a complete renovation, giving it a fresh and modern appearance.

The interior of the property is equally impressive. It comprises of two well-appointed double bedrooms, one of which benefits from an en-suite shower room. The open-plan kitchen is a contemporary chef's dream, featuring a kitchen island, modern appliances, granite countertops and an abundance of natural light. Bi-fold doors create a seamless transition to the garden, making it an excellent space for entertaining. The kitchen also benefits from underfloor heating for extra comfort during the colder months.

The property also offers a comfy lounge featuring underfloor heating, providing a warm and inviting space for relaxation. The property is equipped with two bathrooms, both of which are newly refurbished. One bathroom features a free-standing bath and a heated towel rail, while the other features a large walk in shower.



Front Exterior

Drive way, gravelled path and lawn area

Vestibule

Entrance Door, double glazed windows, large floor tiles

Lounge

Double glazed window, stone flooring with underfloor heating, access to under stairs cupboard and staircase to 1st floor

Open Plan Kitchen Diner

Double glazed window to side, glass atrium, double glazed bifold door opening on to large garden, stone flooring with underfloor heating, kitchen comprises of a range of fitted wall and base units with integrated fridge/ freezer, Miele dishwasher, washing machine, two integrated Neff Ovens, inset 1 1/2 stainless steel Blanco Sink with Mixer tap, granite work surface with moulded draining board, large kitchen island with Granite surface with inset induction hob, integrated wine chiller.

Landing

Carpet

Bedroom 1

Double glazed window, radiator and carpet

Ensuite Shower Room

fully tiled with large walk in shower with glass enclosure, rainfall shower head and handheld shower attachment, sink and low level w.c. Velux window and heated towel rail

Bedroom 2

Double glazed window, radiator and carpet

Main Bathroom

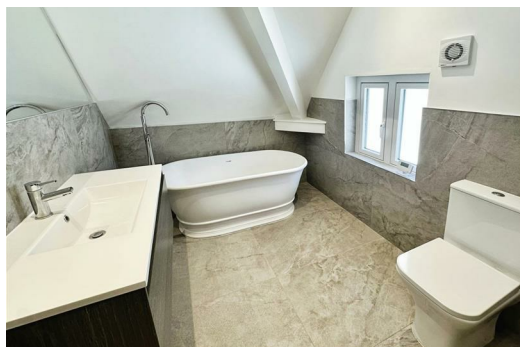
Fully tiled, large mirror, freestanding bath, sink and w.c. heated towel rail and double glazed window.

Rear Exterior

Large garden with fenced boundary, stoned entertaining area and large lawn, 2 x sheds, various newly planted borders

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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