



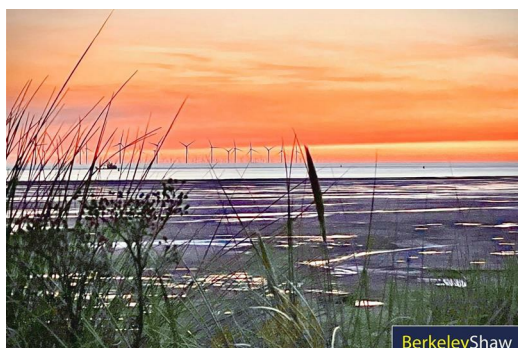
6 Larkhill Grove, Hightown, L38 9ET

Offers Over £260,000

Welcome to Larkhill Grove, Hightown - a charming village location that could be your next dream home! This detached house boasts two reception rooms, two bedrooms, and two bathrooms, offering ample space for comfortable living. With 980 sq ft of living area, this property provides a cosy yet spacious environment for you to enjoy.

One of the standout features of this property is the garage and parking space available for two vehicles, ensuring convenience for you and your guests. The stunning gardens surrounding the house add a touch of tranquillity and beauty to the property, creating a perfect setting for relaxation or outdoor gatherings.

Located close to the beach, this home offers the opportunity for seaside strolls and enjoying the fresh sea air. The village of Hightown is known for its popularity with its pub and local shops, providing a friendly and welcoming community for you to become a part of. Additionally, the property being detached means you can enjoy privacy and peace in your own space. With no chain involved, the process of making this house your own is made even smoother. Don't miss out on the chance to own a piece of this sought-after village and make this delightful property your new home sweet home!



Hall

Downstairs WC

3'6" x 5'4" (1.08 x 1.64)

Lounge

16'0" x 19'0" (4.89 x 5.81)

Dining Room

9'6" x 11'1" (2.90 x 3.40)

Kitchen

10'2" x 7'2" (3.11 x 2.20)

Garage

7'10" x 17'4" (2.40 x 5.30)

Bedroom 1

13'5" x 11'10" (4.11 x 3.63)

Bedroom 2

11'11" x 11'2" (3.64 x 3.41)

Bathroom

5'7" x 11'2" (1.71 x 3.41)



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, etc. may vary from the above and we accept no responsibility for any errors. Dimensions are for guidance only. The floorplan is not intended to be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be made regarding their efficiency or life span.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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