



4 Sandy Lane, Hightown, L38 3RR

Chain Free £399,950

Berkeley Shaw Prestige present a wonderful, character property to the market at an exceptional Asking Price for serious buyers.

The property is located within "Old Hightown", on the Corner of the Leafy Sandy Lane and Elmcroft Lane near to the prestigious Hightown Cricket Club. It is within easy reach of Hightown Railway Station, which has direct rail links to Southport and Liverpool City Centre, and within walking distance of the BEACH. Hightown Village also boasts a doctors' surgery, pharmacist, dentist, Post Office, local shop, hairdressers, pub/restaurant and the Hightown Club. Local Primary and Secondary schools are serviced by the Regular School Bus Services.

The property benefits from gas fired central heating and double glazing. There are gardens to the front and side of the property and there is a private driveway providing off-road parking for several cars leading to the garage.

To appreciate this accommodation internal inspection is highly recommended.



Porch

with original hard wood door, UPVC double glazed window to side and tiled floor

Hall

18'4" x 11'1" (5.6 x 3.4)

with UPVC double glazed lead light window to front, original wooden flooring, beamed ceiling, plate rails, two radiators and stairs to first floor.

Lounge

16'4" x 11'9" (5.0 x 3.6)

with three UPVC double glazed lead light windows to rear and side, original oak fire surround with cast iron inset open fire with tiled hearth, original wooden flooring, picture rail and radiator.

Sitting Room

14'5" x 12'1" (4.4 x 3.7)

with three UPVC lead light windows, feature fireplace, inset tiles with coal effect gas fire, tiled hearth, original wooden flooring, picture rail and radiator.

Downstairs W.C.

With UPVC double glazed lead light window, low level w.c., wash basin and laminate flooring

Kitchen/Diner

24'7" x 9'11" (7.5 x 3.04)

with UPVC double glazed lead light window to side, range of high and low level units, one and a half bowl stainless steel sink with mixer tap, integrated NEFF five ring gas hob, stainless steel extractor fan above, integrated NEFF double electric oven, plumbing for dishwasher and washing machine, wall mounted Worcester boiler enclosed in cupboard, inset lighting, Karndean flooring, radiator, UPVC double glazed side door and UPVC double glazed patio doors to rear

Utility/Larder

with UPVC double glazed lead light window to rear, offering base units worktops and shelving.

Landing

with UPVC double glazed lead light window to side and radiator

Bedroom 1

13'9" x 12'1" (4.2 x 3.7)

with three UPVC double glazed lead light windows to front and side and radiator

En-Suite

9'10" x 3'11" (3.0 x 1.2)

with UPVC double glazed lead light window to side, low level w.c., wash basin, double shower with mains shower attachment, stainless steel heated ladder towel rail, part tiled walls and Karndean flooring.

Bedroom 2

16'4" x 11'9" (5.0 x 3.6)

with three UPVC double glazed lead light windows to front and side, picture rail and radiator.

Bedroom 3

12'9" x 9'10" (3.9 x 3.0)

with UPVC double glazed lead light window to side, loft access and radiator.

Bedroom 4

11'1" x 7'6" (3.4 x 2.3)

with UPVC double glazed lead light window to side and radiator.

Bathroom

9'6" x 6'10" (2.9 x 2.1)

with UPVC double glazed lead light window to side, panel bath with main shower over, side shower screen, wash basin with mixer tap, low level w.c., stainless steel heated ladder towel rail, extractor fan, inset lighting, fully tiled walls and Karndean flooring.

Garage/Study

The garage has been converted by the current owners into a functional office space with storage. This can however be easily re-converted back to a garage. Access via a main up and over garage door. Access to the study by a UPVC double glazed door to side with UPVC double glazed window to rear, fitted cupboards, electricity and lighting. (measurements for study - 3.5m x 2.8m.

Garden

Spacious and generous wraparound garden, Indian stone patio to the rear, laid to lawn, deep beds stocked with mature shrubs, plants, trees and bushes. Gate access leading to stone driveway and garage/office access. Fence enclosure with the feel of privacy.

