



Sandfield St. Georges Road, Hightown, L38 3RU

Asking Price £575,000

Berkeley Shaw Prestige present an Impressive 5 BED DETACHED property to the market at an exceptional Asking Price for serious buyers.

The property is located within "Old Hightown", 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, double glazing and a generous feed in tariff from solar panels meaning the property benefits from low utility bills, despite having an INDOOR HEATED SWIMMING POOL. There are gardens to the front and Rear of the property and there is a private "In/Out" DRIVEWAY providing off-road parking for 9 cars leading to the garage. There is an open fire places to the interior and an impressive garden to the rear of the property which needs to be inspected to truly appreciate.

To appreciate this accommodation internal inspection is highly recommended.



Porch

With solid wooden front door and two UPVC double glazed lead light side windows

Entrance Hallway

14'9" x 11'1" (4.5 x 3.4)

UPVC double glazed windows to front overlooking front garden and driveway. Part paneled walls with Lincrusta covering under stairs storage cupboard and radiator

Lounge

23'3" x 12'9" (7.1 x 3.9)

Dual aspect UPVC double glazed windows to front and French door to rear garden. Feature York stone fire surround housing a multi fuel burning stove, two radiators. Access to the unique feature of an air raid shelter providing storage or a ready made wine cellar

Dining Room

19'4" x 11'1" (5.9 x 3.4)

UPVC double glazed French doors to rear garden, radiator and feature wooden fire surround

Kitchen Diner

23'11" x 13'5" (7.3 x 4.1)

Dual aspect UPVC double glazed windows to front and rear, double electric oven and hob, extractor fan, one and a half bowl sink with mixer tap, range of wall and base units incorporating a breakfast bar, part tiled walls, tiled floor, inset lighting. Door leading to Boot Room and Annex

Cloakroom

UPVC double glazed frosted window, low level WC, pedestal wash hand basin, radiator and part tiled walls

Boot Room

20'8" x 8'6" (6.3 x 2.6)

2 Velux windows tiled flooring. Access to WC Utility Room, Gym/Sauna and Indoor Pool

Utility Room

7'10" x 5'10" (2.4 x 1.8)

Single drainer stainless steel sink unit, plumbed for Washing Machine, combi boiler

Gym/Sauna

Gym housing a six person sauna, and space for several pieces of Gym equipment

Indoor Swimming Pool

UPVC double glazed French doors to raised decking and the rear garden, Astro turf non slip floor covering. The pool depth graduates to a maximum of 2.5 meters and has additional pressure outlets which can pump tidal pressure which enable you to swim against a current for a workout

Landing

With turned staircase, UPVC double glazed window to front and radiator. Door leading to stairs to 2nd floor

Master Bedroom Suite

23'3" x 12'9" (7.1 x 3.9)

Dual aspect with UPVC double glazed windows overlooking both the front and rear garden, 2 radiators and a range of filled wardrobes, dressing table and draws. Access to en suite

En suite Wet Room

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

UPVC double glazed frosted window, double walk in shower area with power shower and glass screen with inset colored lights above, contemporary sink unit with draws below, low level WC, illuminated wall mounted mirror cupboard, ladder towel rail radiator and fully tiled walls and floor

Bedroom 2

11'10" x 11'1" (3.63 x 3.4)

UPVC double glazed window to front range of wardrobes with built in bed, dressing table and chest of draws, radiator

Bedroom 3

10'9" x 10'9" (3.3 x 3.3)

UPVC double glazed window to front, radiator

Bedroom 4

9'6" x 8'10" (2.9 x 2.7)

UPVC double glazed window to rear, radiator

Family Bathroom

11'1" x 5'6" (3.4 x 1.7)

UPVC double glazed frosted window, paneled bath with electric shower over, low level WC, pedestal wash hand basin, radiator, non slip flooring and tiled walls

Bedroom 5

21'3" x 10'5" (6.5 x 3.2)

2 UPVC double glazed windows with far reaching views to rear garden and farmland beyond Velux window to front, radiator, built in storage cupboard and draws

Rear Garden

The substantial rear garden has several patios, raised decking, beautiful lawns, mature trees, a vegetable patch, a tree house, kennels with light power and water supply and extensive views over farmland

Front Garden

The property is approached through double gates to a block paved carriage drive which has parking for several vehicles. There is a double garage and access to rear garden via secure gates There garden is laid to lawns and has a variety of shrubs and trees

Double Garage

Double garage with light and power

