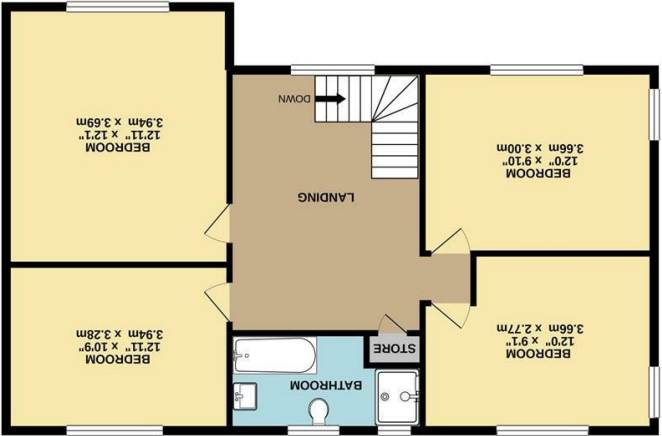
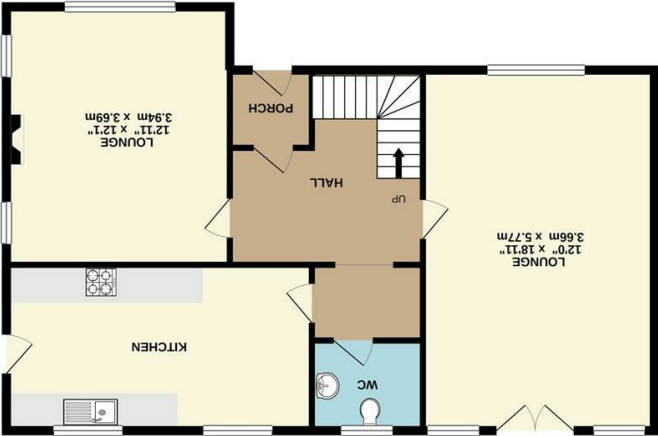




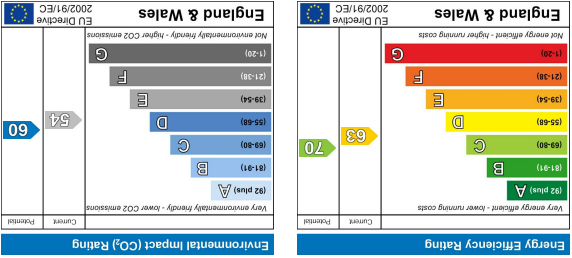
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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1ST FLOOR



GROUND FLOOR



10 Elmcroft Lane
Hightown, Merseyside L38 3RW
Offers In Excess Of £575,000



10 Elmcroft Lane, Hightown, Merseyside L38 3RW

Would you love to own an Executive 4 BEDROOM DETACHED home in "Old Hightown"?

This exceptional property is set in EXTENSIVE GARDENS, full of character, charm and original features.

Located in a semi rural location, the property benefits from a driveway leading to the garage, entrance hallway, 2 reception rooms, WC, Kitchen Diner, to the ground floor. To the first floor is a gallery landing, 4 Double Bedrooms and a family bathroom.

To view this immaculate property could also benefit from future development and/or extension opportunities subject to the necessary statutory consents.

Call Berkeley Shaw to arrange your viewing.

Front Exterior

Walled boundary, paved driveway with large lawn area, mature planted boarders , access to garage and rear garden

Vestibule

Solid Oak glazed door, tiled floor

Hallway

3.63 x 2.92 in to window (11'10" x 9'6" in to window)

Single glazed feature porthole window, understairs cupboard, staircase to first floor, radiator, solid oak wood flooring, original features include exposed ceiling beams, panel walls and picture rails



Front Reception

3.92 x 3.63 (12'10" x 11'10")

UPVC Double glazed window to front, 2 x double glazed lead lined windows to side, radiator, Fireplace with wooden surround coal effect inset gas fire with marble back and hearth, carpet



Lounge

3.65 x 6.07 (11'11" x 19'10")

UPVC Double glazed window to front, UPVC French doors to rear, 2

x Double glazed lead lined windows to side, radiator, wall lights, carved solid wooden fire surround with cast iron inset coal effect gas fire with feature tiled sides, tiled hearth, carpet.



Downstairs W.C.

1.93 x 0.84 (6'3" x 2'9")

UPVC Double glazed window, 1/2 wooden paneled wall, Low level W.C. Wash hand basin with mixer tap

Kitchen Diner

3.02 x 6.68 (9'10" x 21'10")

UPVC double glazed exterior door, two UPVC double glazed windows, pvc paneled ceiling with chrome cased spot lights, high gloss tiled floor, kitchen comprises of a range of high gloss units with walk in larder cupboard, space for gas range cooker, extractor hood, 1 1/2 drainer sink unit with mixer tap, integrated fridge and freezer, space for washing machine and dryer, radiator.



Landing

3.61 x 3.52 (11'10" x 11'6")

UPVC Double glazed lead lined window, staircase, storage cupboard, large loft hatch with pull down ladder, carpet



Front Bedroom One

3.93 x 3.66 (12'10" x 12'0")

UPVC Double glazed window to front, UPVC double glazed lead lined window to side, radiator, carpet



Rear Bedroom Two

3.65 x 3.93 (11'11" x 12'10")

UPVC Double glazed window, UPVC double glazed lead lined window to side, radiator, carpet



Rear Bedroom Three

2.96 x 3.68 to rear of wardrobes (9'8" x 12'0" to rear of wardrobes)

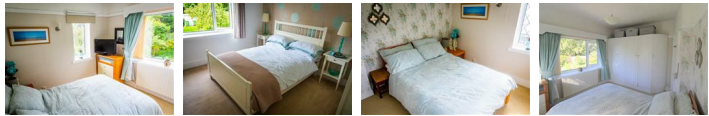
UPVC Double glazed window, UPVC Double glazed lead lined window to side, fitted wardrobes, radiator and carpet





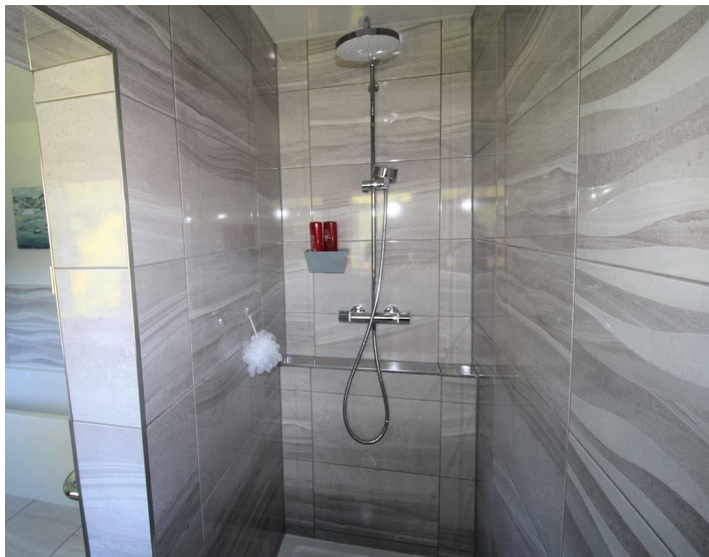
Front Bedroom Four

3.67 x 2.99 to rear of wardrobe (12'0" x 9'9" to rear of wardrobe)
UPVC Double glazed window, UPVC Double glazed lead lined window to side, fitted wardrobes, radiator and carpet



Family Bathroom

3.58 in to shower x 2.46 (11'8" in to shower x 8'0")
2 x UPVC Double glazed windows, fully tiled walls and flooring, walk in shower with combination shower with waterfall head, Low level W.C. Washbasin, paneled bath, ladder towel rail



Garage

Wooden doors, electrics



Rear Exterior

Laid patio, lawn with various mature planed flower beds and borders

