



## 22a Alton Close, Liverpool, Merseyside L38 9GE

**Fixed Asking Price £400,000**

An IMPRESSIVE, newly built, HIGH Spec 3 BED DETACHED property ideal for a family wanting open plan living.

Ideally situated near to the beach in Hightown, this family home benefits from:

Entrance hall, downstairs WC, Living Room, Open Plan Kitchen Diner that leads to the garden laid to lawn. Upstairs there are 3 double bedrooms, with the master benefiting from an en suite.

Externally to the front is a large shared paved driveway and at the rear the gardens are laid to lawn.



## Entrance Hall

Radiator, access to downstairs WC

## Living Room

Radiator, Electric Fire

## Kitchen Diner (open

Radiator, bi fold doors to rear and side, kitchen island, assortment of wall and base units, integrated fridge freezer, plumbing for washer/dryer, gas hob, extractor fan, double oven, grill

## Master Bedroom

Radiator

## En suite

Shower, Pedestal Wash basin, low level WC.

## 2nd Bedroom

Radiator

## 3rd Bedroom

Radiator

## Family Bathroom

Heated Towel Rail, Low level WC, free standing wash basin, shower over bath. Tiled floor and walls

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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