

**Inglewood Thimble Road
Hightown, Merseyside L35 3NO
Offers Over 1,475,000**

BerkeleyShaw

Inglewood Thirlmere Road, Hightown, Merseyside L38 3RQ

Berkeley Shaw present a wonderful, character property to the market, this 3 BEDROOM Edwardian property, situated within a large plot, 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.

The property benefits from gas fired central heating and impressive original features. There is scope to extend into the roof space to create a FOURTH BEDROOM and Master Suite. There are established 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.

The Property comprises of hallway, 2 x Reception rooms, large open plan Kitchen/diner, To the first floor, there are 3 double bedrooms, a cloaks room/ office space and family bathroom. Externally there is an impressive SOUTH FACING garden laid to lawn, outbuildings including storage and coal hold, and access to the garage.

To appreciate this property please call 0151 924 6000 to book a viewing.

Front Exterior

Walled Boundary, gravel driveway, laid lawn with mature planted borders bushes and trees, Paved Pathway leading to garage and rear access, Paved pathway to entrance door.

Hallway

Original solid wooden part glazed exterior door with stained glass single glazed windows surrounding, original stripped and varnished wooden floorboards, radiator, original coving, cornicing and picture rails, Staircase to first floor with under stairs storage cupboard.



Front Reception

Original hardwood single glazed bay windows with lead lined stained glass feature windows to top, original stripped and varnished wooden floorboards, radiator.

Original coving and picture rails, painted mahogany fire surround

with open inset fire tiled hearth and metal fire basket, fitted cupboard.



Second Reception

Original hardwood single glazed windows to front and side, original stripped and varnished wooden floorboards, original coving and picture rails.

Single panelled radiator, painted marble fire surround with open inset fire tiled hearth and cast iron open fire inset.



Open Plan Kitchen Dining Room

Two UPVC Double glazed windows, UPVC Double glazed French doors, wall panelled radiator, original picture rail and fitted cupboard with paneled doors.

Kitchen comprises of a range of bespoke solid wood wall and base units, central island with solid wood integrated breakfast table, Quartz work surfaces with molded inset sink and drainer, stainless steel 1 1/2 drainer sink with 'FRANKE' stainless steel mixer tap.

Appliances include 2 x integrated NEFF Slide & Hide electric ovens, 1 x NEFF Induction Hob, 1 x COPLE stainless steel extractor hood, 1 x Integrated dryer, 1 x Integrated HOTPOINT Washing Machine, 1 x Integrated NEFF Dishwasher, 2 x integrated fridge/freezers.

Baxi Solo boiler, Original MONTROSE Multi fuel burner, tiled hearth and brick surround, Karndean Flooring throughout.



Landing

Carpet, radiator, fitted cupboard housing water cylinder, single glazed skylight

2 x loft access hatches.



Bedroom 1

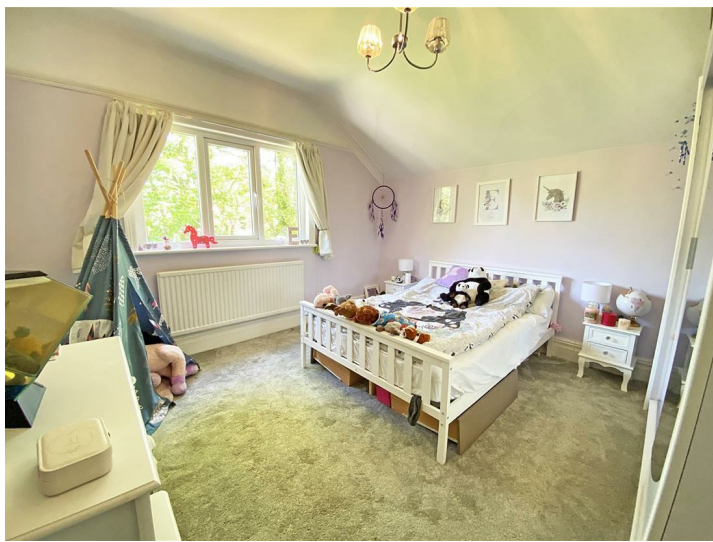
UPVC Double glazed window, single paneled radiator, 2 x original



wooden paneled fitted cupboards with rail and shelving, original coving, picture rails and carpet.

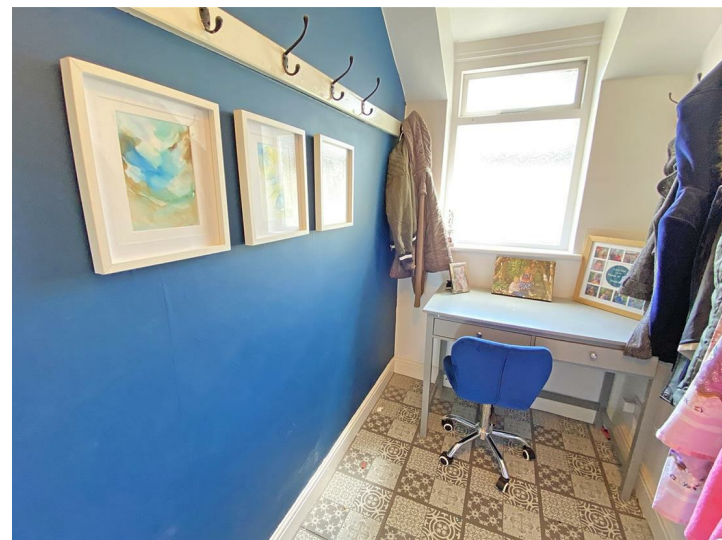
Cloaks Room / Office Space

Original solid wood framed single glazed window, wood effect floor covering



Bedroom 2

UPVC Double glazed window, radiator, original painted cast iron fireplace with tiled hearth, carpet.



Bathroom

Low level WC, bath with mixer tap and shower attachment, double sink with storage, radiator, UPVC windows x 2



Bedroom 3

UPVC Double glazed window, painted cast iron fireplace with decorative inset tiles and hearth, wooden fitted corner cupboard with mirrored front, pedestal wash basin with 2 x taps, radiator and carpet.





Garage
Up and Over Door, electrics, side door.

Rear Exterior
Large Rear garden with 2 x patio entertaining areas, brick built coal and wood sheds, large laid lawn surrounded by trees, mature bushes and planted flower beds and borders, hot and cold exterior water taps, rear gate leading in to cricket club.

