



## 6 Alton Close, Hightown L38 9GE

**£240,000**

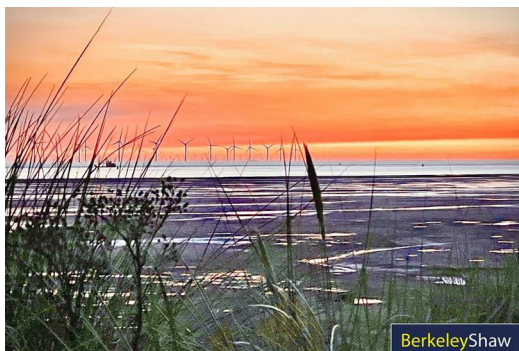
Located in the popular coastal village of Hightown, Liverpool, this delightful semi-detached house on Alton Close offers three bedrooms, a spacious lounge dining room and conservatory, this property is ideal for families, first-time buyers, or those looking to downsize. Benefitting from built in wardrobes, solar panels, a modern bathroom and two handy wooden outside sheds for storage.

With the beach only a few moment walk from your front door you can enjoy the beauty of the coastline right from your doorstep making it an excellent choice for those who appreciate the outdoors and the refreshing sea air.

Situated in a quiet close, this residence provides a peaceful retreat while still being close to local amenities. The village boasts a train station, a welcoming pub, pharmacy and a shop, ensuring that all your daily needs are easily met. With Blundellsands Sailing Club close by and Hightown Cricket club within the village there are activities and sports clubs for everyone.

The SOUTH FACING garden is designed for easy maintenance, allowing you to spend more time enjoying your surroundings rather than worrying about upkeep. This feature makes it particularly appealing for those looking to downsize or for first-time buyers seeking a manageable outdoor space. Solar Panels help to create an energy efficient home.

With no chain involved, this property is ready for you to move in and make it your own.





## Hall

Composite front door

## Lounge/Dining Room

25'1" x 10'6" (7.67 x 3.21)

Large through lounge dining room with beautiful focal gas living flame fireplace. Double doors through to conservatory.

## Kitchen

10'0" x 7'3" (3.05 x 2.22)

## Conservatory

9'6" x 10'1" (2.91 x 3.09)

Spacious conservatory with insulated tiled roof and spot lights.

## Bedroom 1

11'8" x 8'11" (3.57 x 2.72)

Double bedroom to the front aspect with fitted wardrobes and stylish walnut effect laminate flooring. Partial Sea Views.

## Bedroom 2

9'10" x 8'9" (3.00 x 2.68)

Double Bedroom to the rear aspect with fitted wardrobes.

## Bedroom 3

5'10" x 7'9" (1.80 x 2.37)

Single bedroom to the front aspect with partial sea views.

## Bathroom

5'10" x 5'10" (1.79 x 1.78)

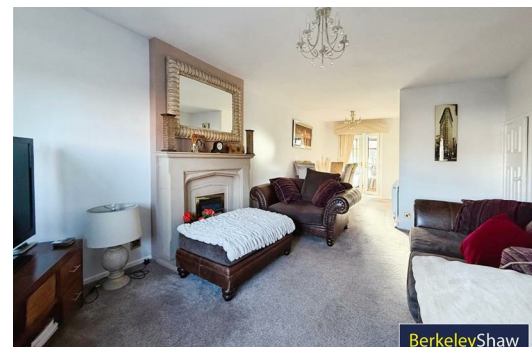
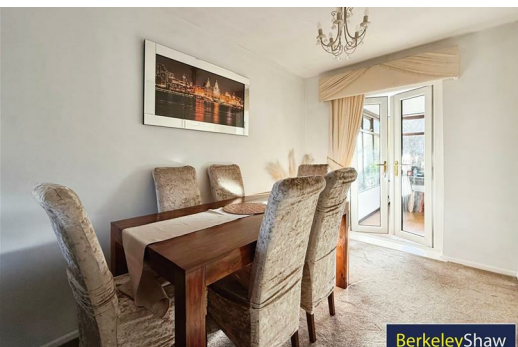
Luxury bathroom with full-size bath and over shower, tiled walls and floors.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and appropriateness of the plan is not guaranteed and is provided as a guide only. Made with MyHome 10.0.0

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>61</b>	
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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

