The Ternary, Old Haymarket, Liverpool, L1 6ER www.berkeleyshaw.com

## BerkeleyShaw



## 11 Wignalls Meadow, Liverpool, L38 9EN Asking Price £350,000

Located within a peaceful close in the sought-after coastal village of Hightown, this 3 Bedroom Link-Detached Home is offered with \*\*NO CHAIN\*\* this beautifully presented and extended 3 bedroom link-detached residence offers an enviable lifestyle opportunity, just a five-minute stroll from the sandy shoreline and Hightown train station.

Boasting generous and versatile living accommodation throughout, the property briefly comprises: a welcoming entrance hallway, a spacious front reception room ideal for relaxing or entertaining, and a second reception room which offers flexible use. The heart of the home lies in the large, open-plan kitchen diner – a fantastic space for both everyday living and entertaining, with ample room for family dining.

To the rear, a bright and airy conservatory opens onto the private garden, which is not overlooked, providing a tranquil retreat for enjoying long summer evenings. A convenient downstairs WC completes the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. The property also benefits from driveway parking for multiple vehicles.

With no onward chain, this charming home is ideally positioned for those seeking a relaxed coastal lifestyle, while remaining within easy reach of Liverpool and Southport via rail.

Early viewing is highly recommended to appreciate the space, setting, and superb potential on offer.



## Hall

## **Downstairs WC**

**Family Room** 14'9" x 13'8" (4.52 x 4.17)

Lounge 11'3" x 11'1" (3.43 x 3.38)

**Kitchen/Diner** 24'8" x 10'10" (7.53 x 3.32)

**Conservatory** 14'9" x 13'8" (4.52 x 4.17)

**Bedroom 1** 11'3" x 9'8" (3.43 x 2.95)

**Bedroom 2** 10'4" x 9'8" (3.16 x 2.95)

**Bedroom 3** 7'3" x 7'2" (2.23 x 2.19)

**Bathroom** 10'4" x 5'1" (3.16 x 1.57)







0 BATHROOM 104* x 52* .346m x 1.57m	BEDROOM 10'4" × 9'8" 3.16m × 2.95m
B BEDROOM 74" x 72" 2.23m x 2.19m	BEDROOM 11'3" x 9'8" 3.43m x 2.95m

1ST FLOOP

Mihist every attempt has been made to ensure the accuracy of the floorplan contained here, measureme of doors, windows, nooms and any other terms are approximate and no responsibility is taken for any encomission on insistamenet. This pains is for distance purposes only and should be used as such by any esopective purchaser. The services, systems and appliances shown have not been tested and no guaran





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