



31 Elvington Road, Hightown, L38 9AN

Asking Price £270,000

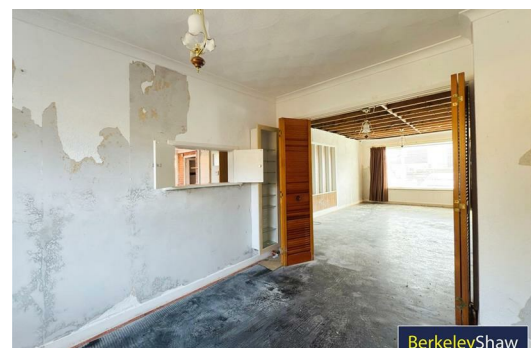
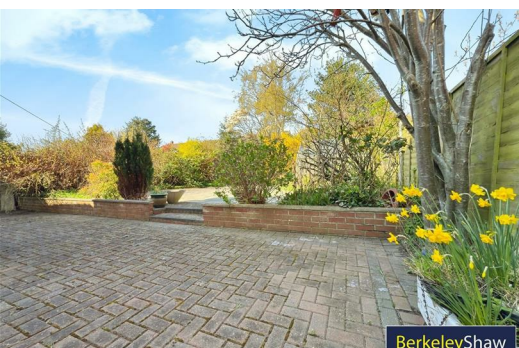
Offered with NO CHAIN this 4 bedroom detached house in sought after coastal village of Hightown offers the opportunity to renovate and create your own forever family home. In need of updating this house has so much potential to extend or upgrade to large family home.

Outside to the front is Driveway PARKING for up to 3 cars and to the rear a good-sized, West facing rear GARDEN. Downstairs there is a through lounge dining room next to the kitchen, ideal for knocking through. There is a lean-to style utility leading to the GARAGE. A handy downstairs WC off the hallway.

The four well-proportioned bedrooms provide ample accommodation for a growing family or guests, ensuring everyone has their own private retreat.

Living in Hightown means you can enjoy the tranquillity of a sought-after COASTAL village with its Pub, Coffee Shop and Convenience Store while still being within easy reach of Liverpool's vibrant city life on 20 minutes away by TRAIN. The local community is friendly and welcoming, making it a wonderful place to settle down, with Blundellsands Sailing Club and Hightown Cricket club there is plenty of opportunity to get involved.

In summary, this detached house on Elvington Road presents a wonderful opportunity for those seeking a spacious family home in a desirable location. With its ample living space, convenient parking, and potential for personalisation, this property is not to be missed.



Hall

Lounge
19'2" x 11'0" (5.86 x 3.37)

Dining Room
10'5" x 8'4" (3.20 x 2.56)

Kitchen
10'5" x 9'2" (3.20 x 2.81)

Downstairs WC

Bedroom 1
12'8" x 10'5" (3.88 x 3.20)
DOUBLE

Bedroom 2
10'5" x 10'5" (3.20 x 3.20)
DOUBLE

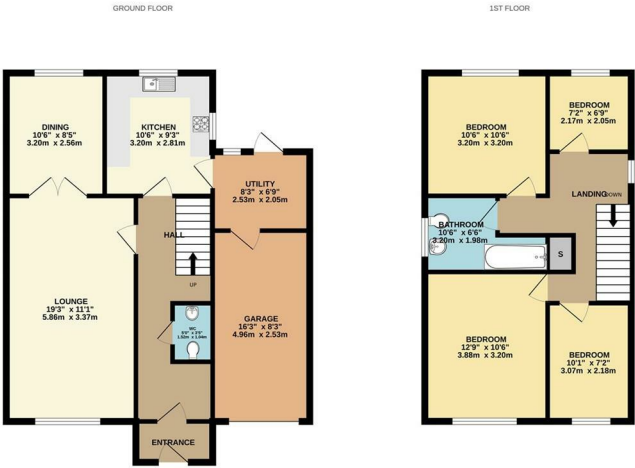
Bedroom 3
10'0" x 7'1" (3.07 x 2.18)
SINGLE

Bedroom 4
7'1" x 6'8" (2.17 x 2.05)
SINGLE

Bathroom
10'5" x 6'5" (3.20 x 1.98)

Garage
16'3" x 8'3" (4.96 x 2.53)

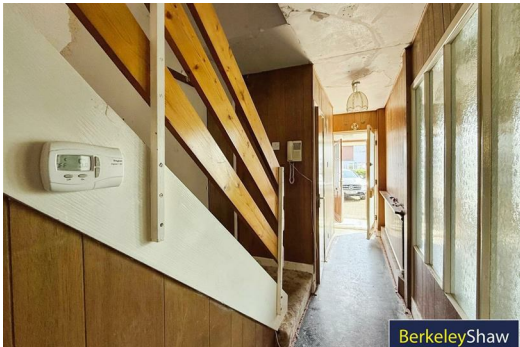
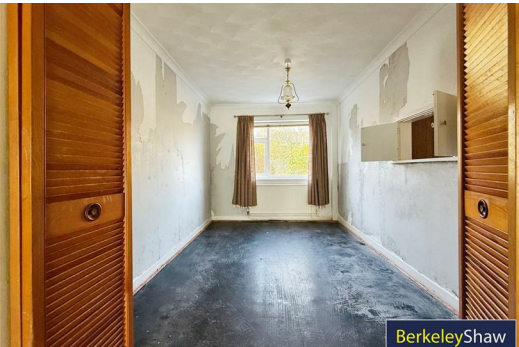
Lean to/Utility
8'3" x 6'8" (2.53 x 2.05)



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and agent have not been tested and no guarantee as to their suitability or efficiency can be given.
Made with Hozon CADD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

