



## 62 Elvington Road, Liverpool, L38 9AN

### Offers Over £375,000

A Lovely 4 BEDROOM DETACHED HOME set in a highly desirable COASTAL VILLAGE location enjoying BEAUTIFUL OPEN VIEWS across farmland to the rear and just a SHORT WALK TO SANDY BEACHES and scenic cycle paths ideal for dog lovers and keen walkers alike

This SPACIOUS AND VERSATILE property features a thoughtfully CONVERTED GARAGE currently used as a fifth bedroom but equally perfect as a FAMILY ROOM OR HOME OFFICE. The heart of the home is the EXTENDED BREAKFAST KITCHEN offering generous space for modern family living and entertaining. A handy DOWNSTAIRS CLOAKROOM adds everyday convenience while the bright and airy DUAL ASPECT LOUNGE DINING room is flooded with natural light from the patio doors and enjoys pleasant views over the LARGE REAR GARDEN.

HIGHTOWN L38 is a charming COASTAL VILLAGE offering a relaxed lifestyle with a beautiful SANDY BEACH, River Alt and scenic CYCLE paths perfect for walking running and outdoor living. The area benefits from a convenient HIGHTOWN TRAIN STATION providing direct access to nearby Southport and Liverpool City Centre's. Within the village there is a friendly LOCAL PUB popular COFFEE SHOP PHARMACY DOCTORS and DENTIST along with TWO CONVENIENCE STORES making essentials easily accessible residents also enjoy strong community spirit and active leisure options including BLUNDELLSANDS SAILING CLUB and HIGHTOWN CLUB creating an ideal setting for families professionals and those seeking a peaceful yet well connected location.





Hall

Family Room/Bedroom 5  
8'2" x 11'2" (2.50 x 3.42)

Lounge/Dining Room  
10'8" x 23'1" (3.27 x 7.04)

Downstairs WC

Kitchen/Breakfast Room  
10'1" x 13'3" (3.08 x 4.06)

Bedroom 1  
16'11" x 10'0" (5.16 x 3.06)  
DOUBLE

Bedroom 2  
9'8" x 13'0" (2.95 x 3.98)  
DOUBLE

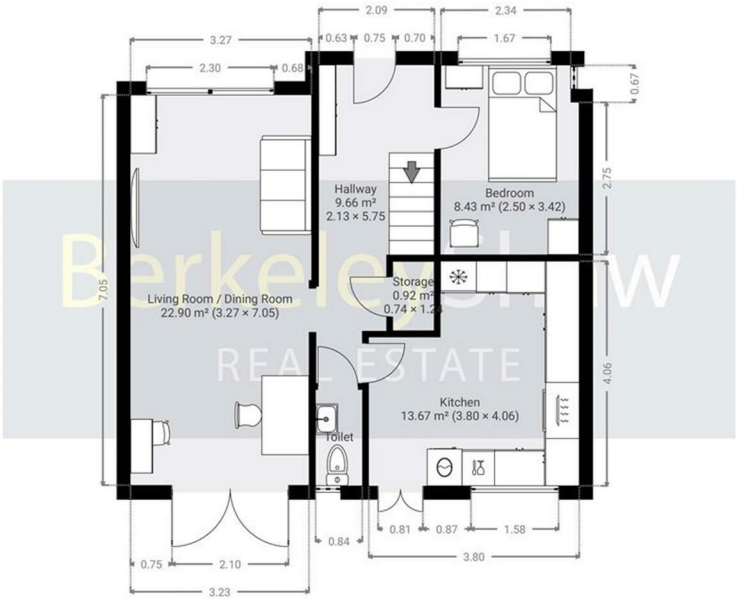
Bedroom 3  
8'7" x 12'6" (2.63 x 3.82)  
DOUBLE

Bedroom 4  
8'7" x 10'6" (2.62 x 3.22)  
DOUBLE

Bathroom  
6'10" x 6'7" (2.10 x 2.02)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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