



**12 Oakfield Road, Hightown, Liverpool, Merseyside. L38 9GQ**

**Offers in Region of £365,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

NO UPWARD CHAIN... This three double bedroom detached house is situated on a spacious corner plot in Hightown, offering a blend of comfort and convenience. The home boasts a modern breakfast kitchen perfect for casual dining with ample counter space and storage units. There are two generous entertaining rooms, one of which could serve as a formal living room with a large window that brings in plenty of natural light, while the second room perhaps a dining room or study. Being on a corner plot the house benefits from a larger garden and is located in a popular residential location, just a short walk to the beach, providing access to scenic coastal walks and conveniently close to Hightown railway station, a local shop which caters for everyday essentials and easy access to transport links.

## FEATURES

- NO UPWARD CHAIN
- ENTRANCE HALL
- FRONT ENTERTAINING ROOM
- DINING ROOM/STUDY
- SPACIOUS KITCHEN OPEN TO A DINING AREA
- THREE BEDROOMS
- FAMILY BATHROOM WITH WC COMBINED
- CORNER PLOT WITH GARDENS TO FRONT, SIDE & REAR
- AMPLE OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS



## ROOM DESCRIPTIONS

### Entrance Hall

U.P.V.C framed double glazed front door; ornate radiator cover; laminate flooring; built in cloaks cupboard; stairs to first floor with an under stairs storage cupboard.

### Front Entertaining Room

16' 00" x 12' 05" (4.88m x 3.78m) U.P.V.C framed double glazed window to front; laminate flooring; wall mounted electric fire.

### Front Dining Room/Study

U.P.V.C framed double glazed window to front; laminate flooring; U.P.V.C framed double glazed double opening patio doors leading onto the rear patio and garden.

### Kitchen open to a Dining Area

19' 09" x 12' 06" (6.02m x 3.81m) reducing to 6'10" (2.08m) Excellent range of white high gloss base, wall and pan drawer units with working surfaces; integrated slimline dishwasher; plumbing for an automatic washing machine; four burner gas hob with a built under 'AEG' oven and cooker hood above; freestanding American style refrigerator/freezer; one and a half bowl ceramic sink unit with a pull out spray tap; U.P.V.C framed double glazed window and double opening patio doors leading onto the rear patio and garden.

## FIRST FLOOR

### Landing

U.P.V.C framed double glazed window to side; access to the loft space with light via a pull down ladder.

### Bedroom No. 1

12' 08" x 10' 02" (3.86m x 3.10m) U.P.V.C framed double glazed window to rear.

### Bedroom No. 2

10' 06" x 10' 03" (3.20m x 3.12m) U.P.V.C framed double glazed window to front.

### Bedroom No. 3

9' 04" x 9' 02" (2.84m x 2.79m) U.P.V.C framed double glazed window to rear

### Family Bathroom with WC combined

Suite comprising a low level wc; wall hung wash hand basin; 'Whirlpool' bath with a hand held shower attachment; ladder style heated towel rail; tiled walls; cupboard housing a gas heating boiler; two U.P.V.C framed double glazed opaque windows to front.

## OUTSIDE

### Gardens

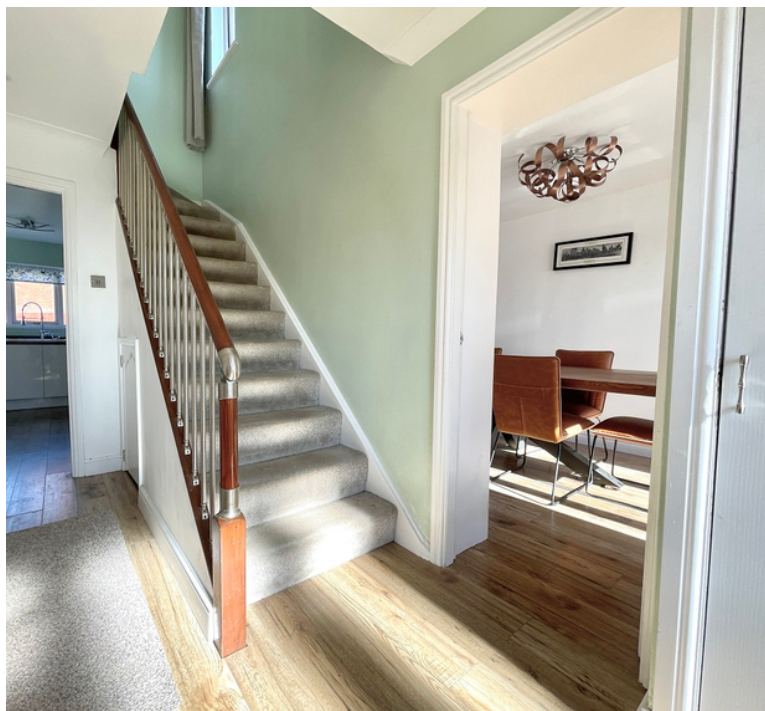
Situated on a corner plot with gardens to the front, side and rear. The low walled front garden has a block paved driveway providing ample parking and is laid to lawn. The good size rear garden has an extensive patio and barbecue area, two garden sheds and is laid to lawn.

## PLEASE NOTE

\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order

## NOTE

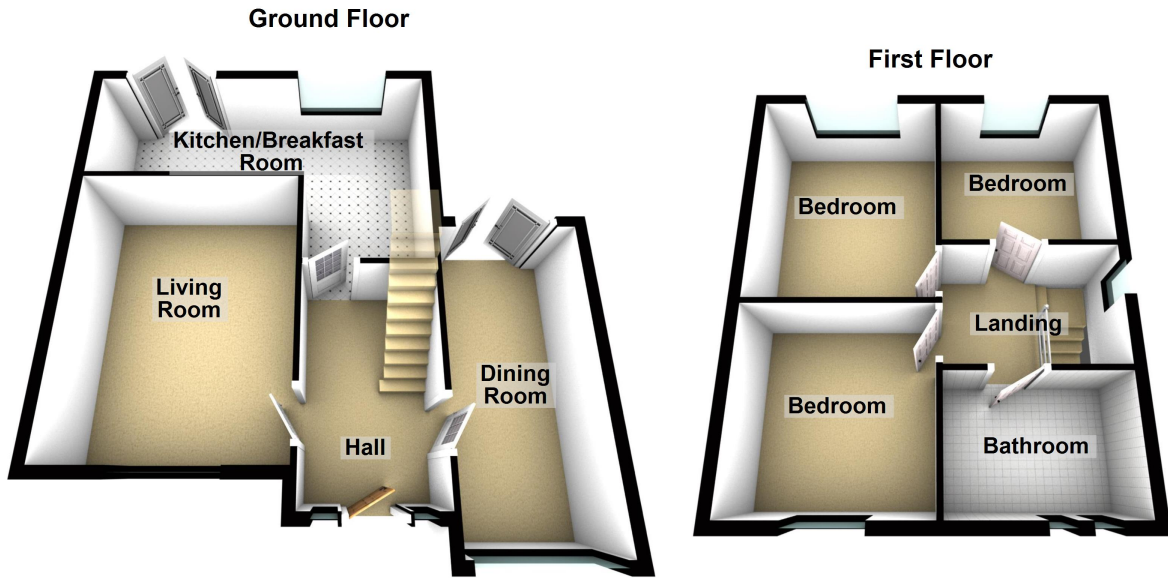
Council Tax Band D  
EPC Rating D







# FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

