



9 Sandhills, Hightown,
L38 9EP

£300,000

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ESTATE AGENT

Nestled in a peaceful setting with DIRECT ACCESS TO THE SAND DUNES AND BEACH, this detached bungalow offers a rare opportunity to create a home in one of the area's most desirable locations. With no onward chain, it is a blank canvas ready for modernisation and personalisation, appealing to buyers looking to put their own stamp on a property.

The current layout provides well-balanced accommodation across approximately 1,125 sq. ft. A welcoming hallway leads to a generous LOUNGE with an adjoining DINING ROOM, perfect for entertaining or family living. The KITCHEN opens into a light-filled BREAKFAST AREA, enhanced by a small rear extension, offering scope to remodel into a contemporary open-plan space if desired.

There are THREE BEDROOMS, including a spacious main bedroom and two further doubles, providing flexibility for family, guests, or a home office. A SHOWER ROOM and separate WC serve the property, with potential to reconfigure and update the facilities to suit modern needs.

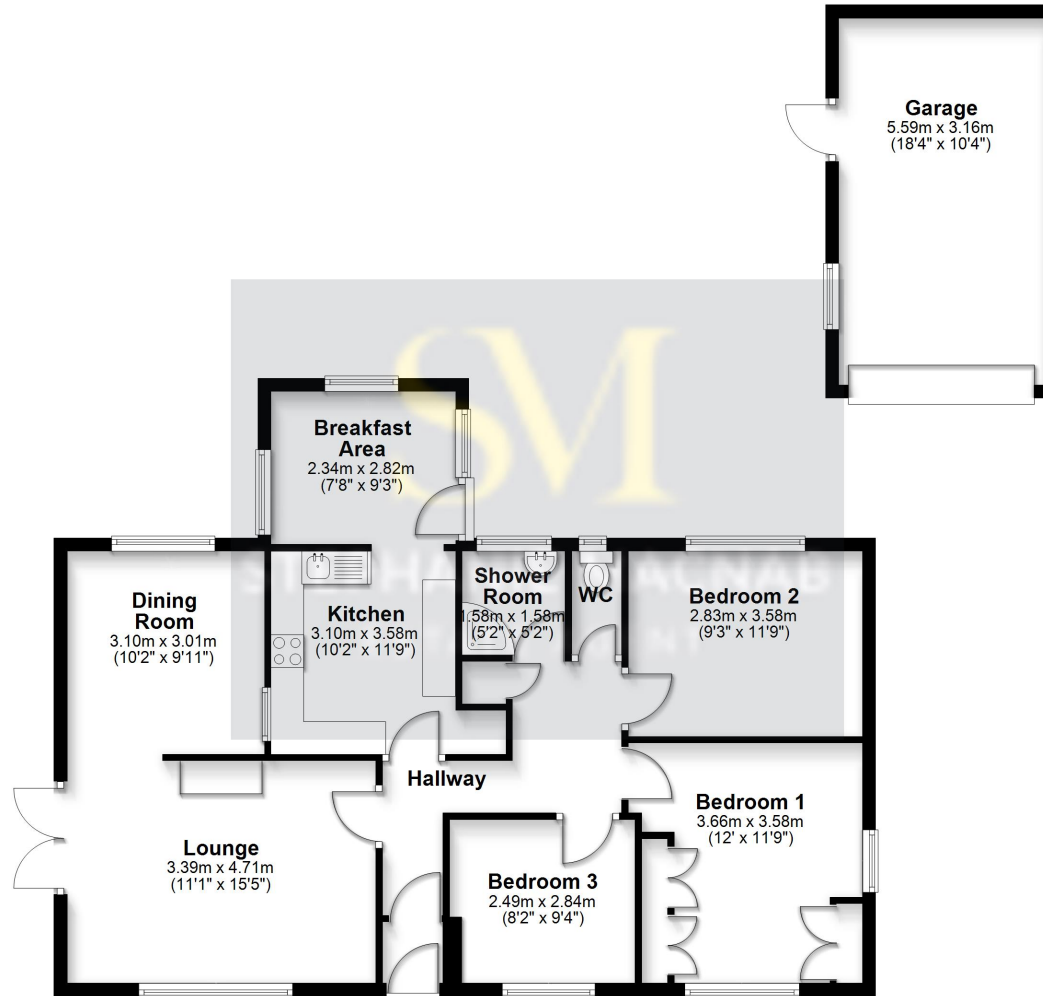
Outside, the property enjoys a SOUTH-FACING REAR GARDEN with the exceptional benefit of direct gated access onto the dunes and beach – a lifestyle feature that sets it apart. To the front, there is a garden, driveway parking, and a DETACHED GARAGE. The generous plot and layout offer plenty of scope for extension or reconfiguration (subject to necessary consents).





Ground Floor

Approx. 104.6 sq. metres (1125.7 sq. feet)



Total area: approx. 104.6 sq. metres (1125.7 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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