

Offers Over
£270,000
Freehold



COLETTE
GUNTER
Estate Agents

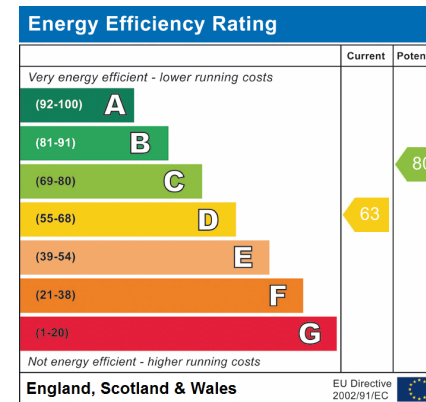


Features

- DETACHED HOUSE CUL-DE-SAC LOCATION
- TWO ENTERTAINING ROOMS
- DINING KITCHEN
- GROUND FLOOR W.C.
- TWO BEDROOMS
- SHOWER ROOM WITH W.C.
- DOUBLE GLAZING
- GAS HEATING SYSTEM
- SINGLE GARAGE
- ATTRACTIVE GARDENS
- OFF ROAD PARKING

Summary of Property

OFFERED WITH NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this deceptively spacious extended detached house which would appeal to a wide variety of buyers with potential for further extension subject to the relevant planning consents or ideal for someone looking to downsize. The property occupies a pleasant position in this cul-de-sac location which is convenient for local amenities to include a local shop, salon and village pub, Hightown Railway Station with links to Liverpool & Southport and a short distance away from the River Alt onto the shoreline.



Room Descriptions

Vestibule Entrance

U.P.V.C. framed double glazed door with obscure glass and matching side panel; stairs to first floor.

Cloakroom/W.C.

Suite comprising of a wall mounted wash hand basin; low level W.C.; tiled walls; tiled floor; U.P.V.C. framed double glazed window with obscure glass.

'L' Shaped Entertaining Room

16' 2" reducing to 9'06" x 18' 7" reducing to 11'08" (maximum dimensions) (4.93m x 5.66m) U.P.V.C. framed double glazed tilt and slide patio door to front; U.P.V.C. framed double glazed window to side; feature fireplace surround fitted with living flame coal effect gas fire;

Rear Entertaining Room

9' 4" x 21' 7" (2.84m x 6.58m) U.P.V.C. framed double glazed tilt and slide patio door to rear garden.

Dining Kitchen

10' 2" reducing to 9'09" x 17' 6" (3.10m x 5.33m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; space for slot in cooker; plumbing for automatic washing machine; space for under counter refrigerator and freezer; U.P.V.C. framed double glazed window to side; part tiled walls; part tiled floor; U.P.V.C. framed double glazed door and window to rear.

First Floor

Landing

Loft access; cupboard housing freestanding gas heating boiler; cylinder cupboard.

Bedroom No. 1

12' 6" x 11' 7" (3.81m x 3.53m) Two U.P.V.C. framed double glazed windows to front; built in wardrobes to one wall with sliding doors; walk-in wardrobe with light.

Bedroom No. 2

10' 1" to wardrobe x 11' 1" (3.07m x 3.38m) U.P.V.C. framed double glazed window to rear; built in wardrobes to one wall.

Shower Room with W.C.

5' 6" x 7' 10" (1.68m x 2.39m) Suite comprising of a large walk-in shower compartment with mains fitment; wash hand basin in vanity unit with drawers and cupboards below; low level W.C.; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear.

Outside

Single Garage

Metal up and over door.

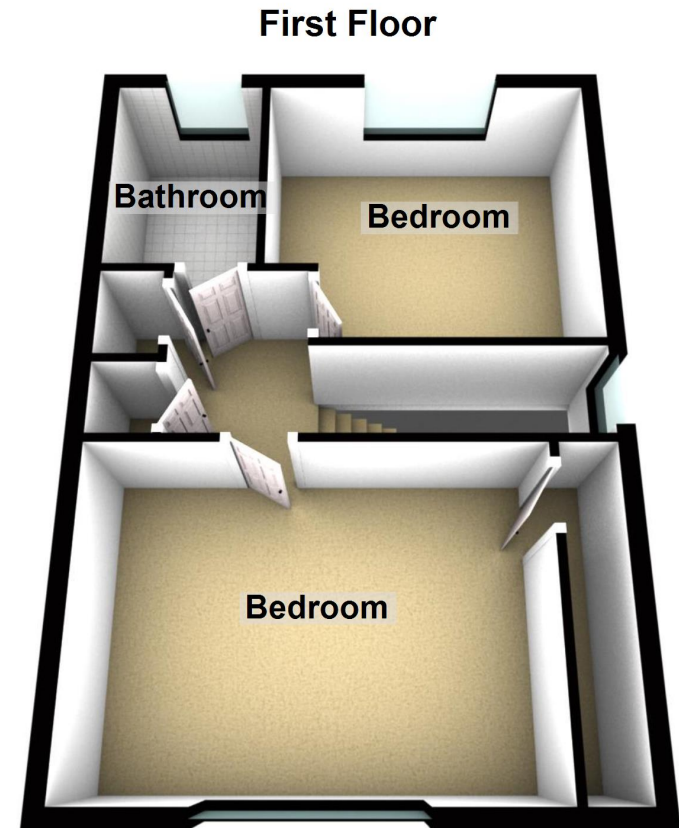
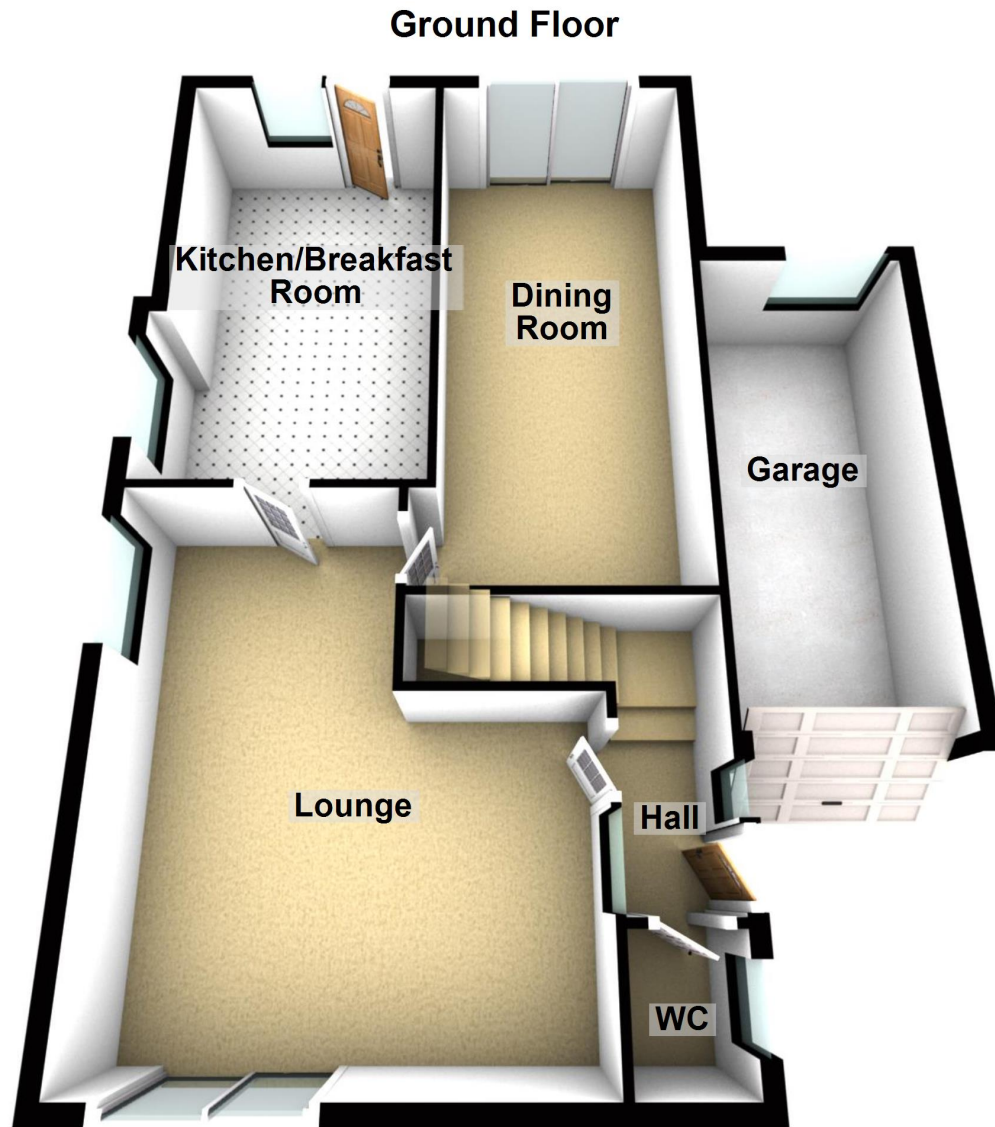
Gardens

Gardens are present to front and rear. The front garden has a raised lawn with borders containing established shrubs and bushes with block paved driveway providing ample off road parking. The attractive enclosed rear garden is laid to lawn with stepping stone pathway and borders containing established small trees, shrubs and bushes and paved patio area.

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 **





Measurements are approximate
Plan produced using PlanUp.