



Mark Road, Hightown,
L38 0BH

Offers Over £300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Situated on a highly sought-after road in Hightown, this SEMI-DETACHED BUNGALOW offers convenient access to the village and all local amenities.

During the current vendor's ownership, the property has UNDERGONE SIGNIFICANT IMPROVEMENTS, including a full rewire, replumbing, and new radiators throughout. Both the kitchen and bathroom have been updated, and The Fire Barn of Preston installed a charming stove in the lounge while replacing the Ideal combi boiler approximately three years ago.

The accommodation offers a FLEXIBLE LAYOUT, appealing to a variety of buyers. It features an EXTENDED LOUNGE/DINER with ample built-in shelving, perfect for book lovers, along with a modern and practical KITCHEN. There are TWO GROUND-FLOOR BEDROOMS, one of which could be used as a study or hobby room, as well as a contemporary BATHROOM on the ground floor.

The LOFT has been CONVERTED, adding TWO ADDITIONAL BEDROOMS, with plumbing already in place for a future en-suite bathroom.

Externally, there is OFF-ROAD PARKING at the front. A covered area between the kitchen and garage offers a convenient space for drying laundry on rainy days or cleaning off the dog after a walk through the nearby dunes. The GARAGE provides extra storage, and the low-maintenance REAR GARDEN enjoys a SUNNY, SOUTH-FACING aspect.

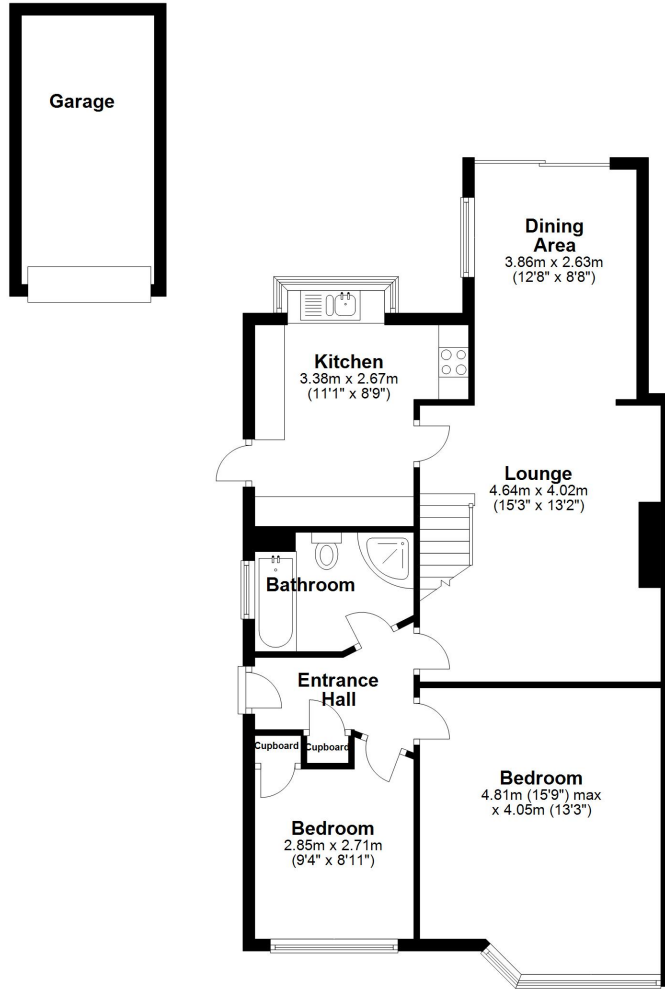
Offered with NO ONWARD CHAIN, this property is ready for viewings. Call now to arrange a visit: 01704 516 626.





Ground Floor

Approx. 89.1 sq. metres (958.8 sq. feet)

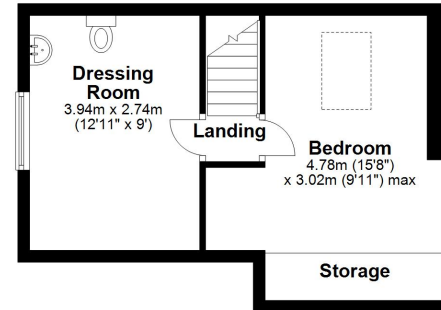


Total area: approx. 118.7 sq. metres (1277.2 sq. feet)

Plan produced using PlanUp.

First Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(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	

