



Rathbone Road,
Hightown, L38 0BR

Offers Over £300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This CUL-DE-SAC is a PICTURE POSTCODE! Beautifully tree-lined with quaint COTTAGES in a village that the press has described as one of the 'poshest' villages in the UK.

The property is full of CHARM and APPEAL that will suit many different buyers, whether you are an individual or couple, downsizing or looking for a second home, we urge you to LOOK at this GEM.

The owners have lived in the property for over 20 years. During that time, they loved their home and maintained it to an excellent standard.

The dual aspect LOUNGE is elegant and styled tastefully. The KITCHEN has a cottage vibe with the DINING ROOM adjacent, perfect for entertaining family or friends.

Upstairs, there are THREE BEDROOMS and a SHOWER ROOM. The two spare bedrooms may be perfect for GUESTS, a DRESSING ROOM or maybe a HOME OFFICE, depending on your requirements.

The courtyard to the rear has brick-built sheds, where you'll find the wine fridge!

It should also be noted what a GREAT LOCATION the property occupies. Just a short walk to the Hightown pub and the TRAIN STATION. You can be in Liverpool City centre in just 30 minutes!

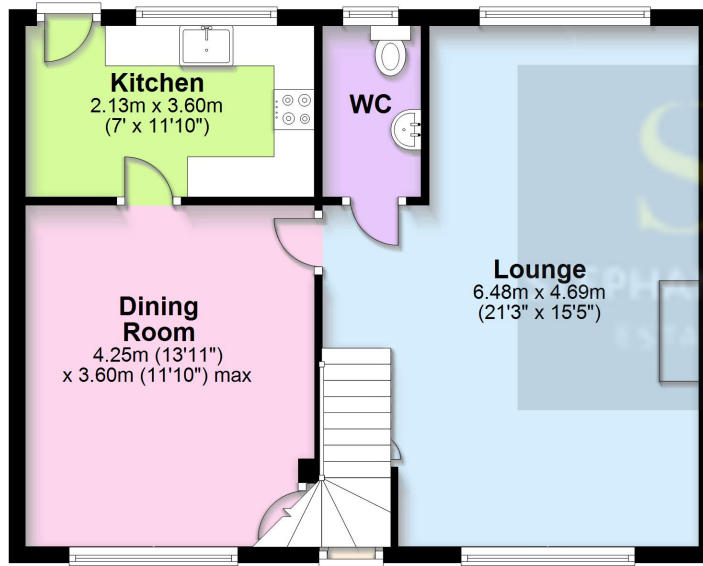
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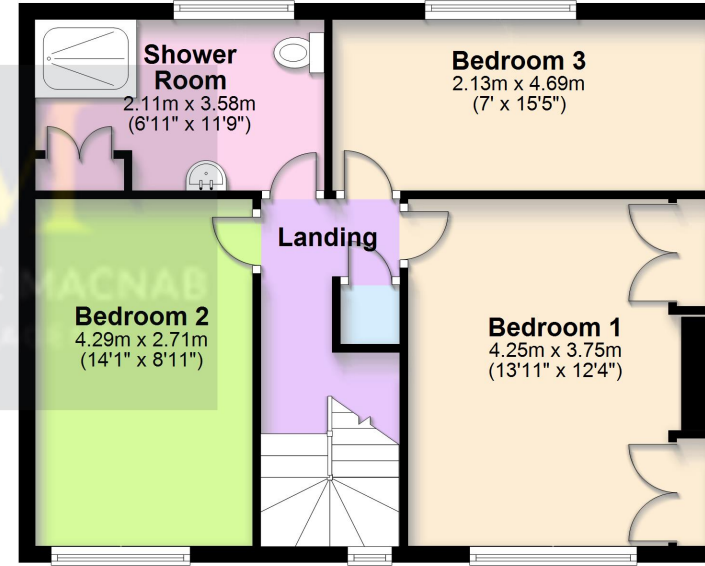
Ground Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



Total area: approx. 108.8 sq. metres (1171.4 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(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

