



Sandy Lane, Hightown,
L38 3RP

**OFFERS OVER
£600,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

This is a fine example of a 1920s DETACHED CHARACTER HOME, positioned on one of Hightown's most desirable roads and offering generous, well-proportioned accommodation arranged in a TRADITIONAL AND WELL-DEFINED LAYOUT. The property retains much of its original charm and structure, appealing to buyers who value separate reception rooms, character and a sense of order to the living space.

The ground floor is arranged around a SPACIOUS AND WELCOMING ENTRANCE HALL, with two elegant front-facing reception rooms. There is a FRONT-FACING SITTING ROOM, ideal for everyday use, and a separate FRONT-FACING FORMAL LOUNGE, both enjoying good natural light and a classic feel. To the rear, a DINING ROOM with a DECORATIVE STOVE opens into the conservatory, providing a pleasant outlook over the garden and a quieter space away from the front of the house.

The KITCHEN sits adjacent to the dining room, serving the ground floor in a traditional manner. The CONSERVATORY benefits from an INSULATED FIXED ROOF and heating, allowing for more consistent year-round use. Beyond, the rear garden is a real highlight, having been LANDSCAPED IN 2021 BY JACKIE KNIGHT OF FORMBY, creating a mature and attractive outdoor space that complements the character of the home.

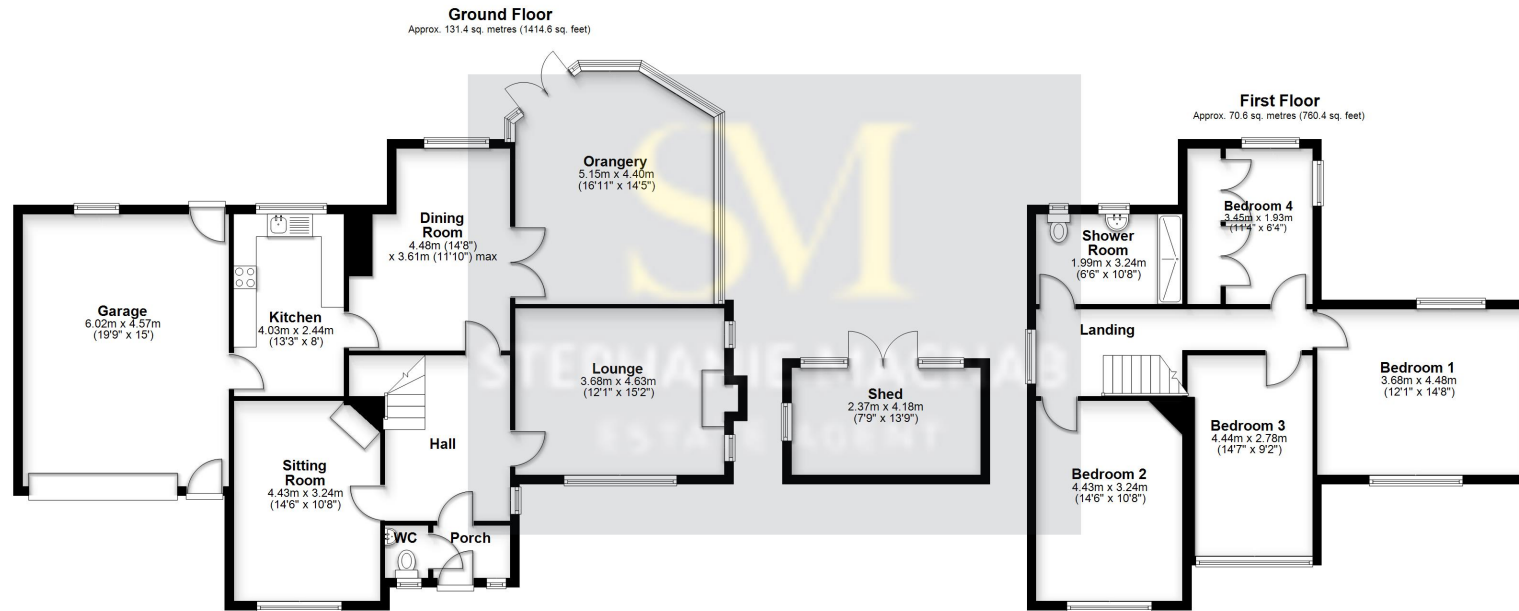
Upstairs, the first floor provides FOUR BEDROOMS and a family SHOWER ROOM. The main bedroom enjoys a particularly pleasant dual aspect and fitted wardrobes by CHECKERS OF CHURCHTOWN, while Bedroom Four also benefits from a dual aspect. The rear-facing rooms enjoy a pleasing outlook over neighbouring gardens, reinforcing the calm, established feel of the location.

Externally, electric gates and composite fencing create SMART KERB APPEAL and privacy, with OFF-ROAD PARKING leading to the DOUBLE GARAGE. Offered with NO ONWARD CHAIN, this is a substantial and characterful home in a prime village setting, ideal for buyers seeking space, tradition and location over open-plan living.









Total area: approx. 202.1 sq. metres (2175.0 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		