



Stoneleigh Park,  
Thornton, L23 1AB

**OFFERS OVER**  
**£580,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

Set within an exclusive GATED DEVELOPMENT of just eight detached homes by Forth Homes, this impressive family property offers modern design and generous proportions in a desirable SEMI-RURAL LOCATION close to Crosby village.

The property occupies a 0.12-acre plot and provides over 2,300 sq ft of accommodation. Thoughtfully upgraded by the current owners, it features a WELCOMING HALLWAY, an ELEGANT LOUNGE, and a superb OPEN-PLAN KITCHEN/DINING/LIVING SPACE with central island. A utility room and ground-floor WC add everyday practicality.

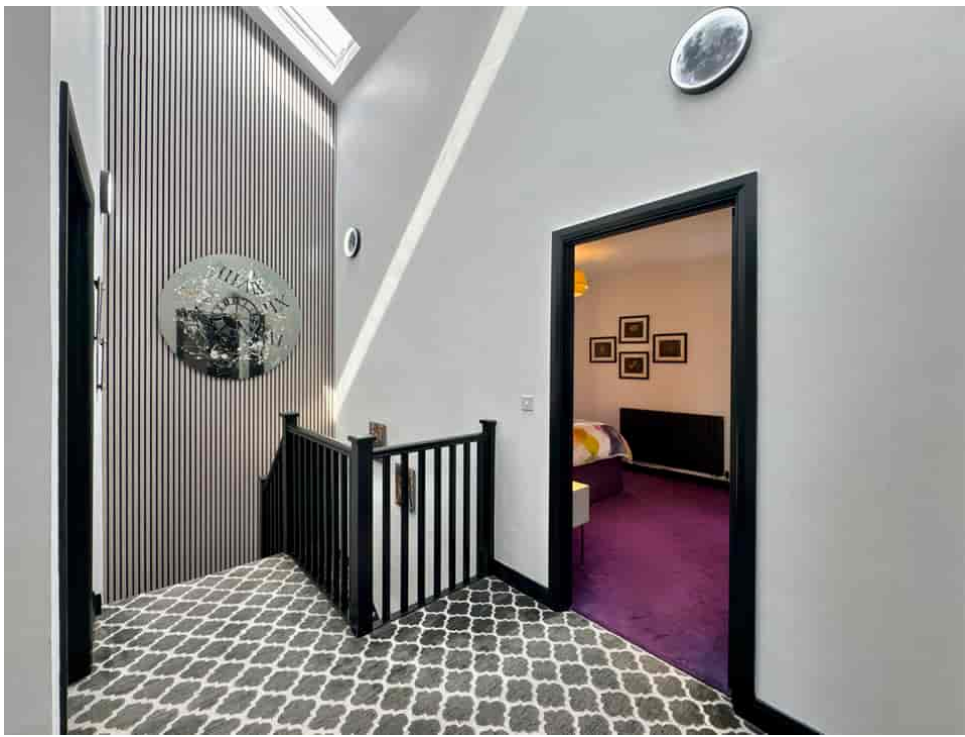
Upstairs, there are FOUR DOUBLE BEDROOMS, TWO of which enjoy their own EN SUITE SHOWER ROOMS, together with a sleek FAMILY BATHROOM. The principal bedroom also benefits from fitted wardrobes.

Externally, a block-paved driveway offers parking for two vehicles in front of the INTEGRAL DOUBLE GARAGE WITH ELECTRIC DOOR. To the rear is a good-sized enclosed garden with a sunny SOUTH/WESTERLY ASPECT, ideal for family living and entertaining.

The property is offered with NO ONWARD CHAIN and is available for immediate viewing.

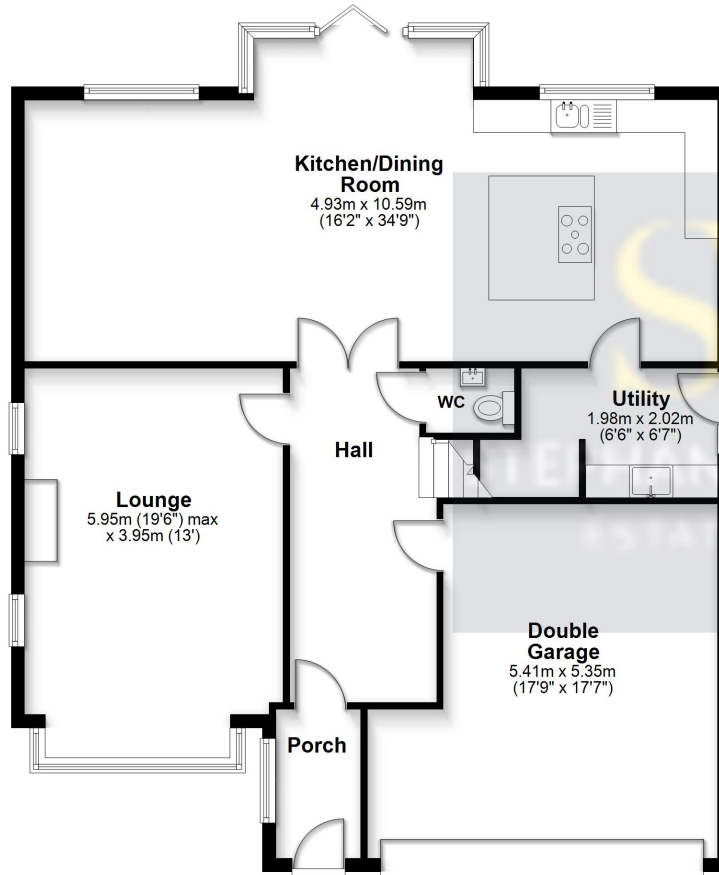






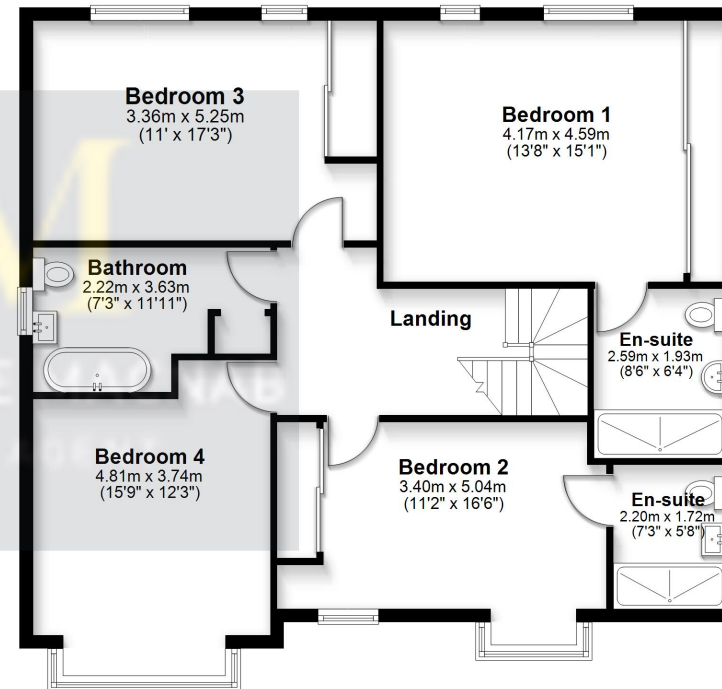
### Ground Floor

Approx. 118.3 sq. metres (1272.8 sq. feet)



### First Floor

Approx. 99.0 sq. metres (1065.1 sq. feet)



Total area: approx. 217.2 sq. metres (2337.9 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	86	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	