



18 Lower Alt Road, Hightown, Liverpool, Merseyside. L38 0BB

Offers in Region of £585,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

Leasehold 999 years from 01 January 1912 - 888 years remaining - Ground Rent £5.12 P/A fixed for the whole lease period.

Colette Gunter Estate Agents are delighted to present to the market this 1912 Arts & Crafts style detached house which emanates timeless charm. Sympathetically upgraded, the residence seamlessly intertwines modern conveniences whilst still retaining many of the original features and boasts spacious accommodation throughout.

This beautiful family home has been lovingly maintained by the current owners and features include an impressive reception hall complete with wood burning stove and hand painted frieze by local artist Jenny Valentine, two reception rooms, kitchen open to large family room/conservatory, study and ground floor shower room. To the first floor there are four double bedrooms and spacious family bathroom/shower room. Surrounded by established gardens the plot extends to approximately 0.26 of an acre creating a haven for wildlife.

The village of Hightown offers a quiet semi rural location with a community spirit and beach on your doorstep, essential amenities include Doctors, Dentist, Pharmacy, Post Office, Village Store and transport links including Hightown railway station and bus services including free school buses taking and dropping children to local schools in Formby & Crosby.

FEATURES

- 999 YEAR LEASE FROM 1912 - GROUND RENT £5.12 P/A FIXED FOR THE WHOLE LEASE PERIOD
- ARTS & CRAFTS STYLE HOUSE BUILT IN 1912
- 2,500 SQ FT OF LIVING SPACE & PLOT EXTENDING TO APPROX 0.26 OF AN ACRE
- TWO RECEPTION ROOMS & FOUR DOUBLE BEDROOMS
- STUDY & CONSERVATORY
- FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
- MAJORITY U.P.V.C. FRAMED TRIPLE GLAZED WINDOWS & GAS HEATING SYSTEM
- DETACHED GARAGE & AMPLE PARKING
- TWO ELECTRIC VEHICLE CHARGING POINTS
- ESTABLISHED GARDENS WITH HILL LEADING TO 'HIDDEN' GARDEN BEYOND



ROOM DESCRIPTIONS

Open Canopied Entrance

Enclosed Vestibule

2.74m x 1.22m (9' 0" x 4' 0") Glazed door; U.P.V.C. framed triple glazed window to side; parquet flooring.

Spacious Reception Hall

5.18m x 3.53m (17' 0" x 11' 7") U.P.V.C. framed triple glazed window to side; feature fireplace surround with tiled hearth and fitted with log burning stove; parquet flooring; stairs to first floor.

Lounge

4.85m x 3.31m (15' 11" x 10' 10") U.P.V.C. framed triple glazed window to front; feature fireplace surround with marble interior and hearth and fitted with a living flame coal effect gas fire; feature panelled walls; cable television and broadband.

Dining Room

4.16m x 3.35m (13' 8" x 11' 0") U.P.V.C. framed triple glazed box bay window to front; feature fireplace surround fitted with living flame coal effect gas fire.

Kitchen

3.77m x 5.70m (12' 4" x 18' 8") (maximum dimensions)
Range of base, wall and drawer units; single drainer double stainless steel sink unit with mixer tap; space for range style cooker; space for American style refrigerator/freezer; plumbing for automatic dishwasher and washing machine; space for tumble dryer; china cupboards; cupboard housing Worcester wall mounted gas heating boiler; part tiled and part wood effect laminate flooring; two wooden framed double glazed windows to side; open to:

Conservatory/Family Room

4.99m x 5.38m (16' 4" x 17' 8") (maximum dimensions)
Wooden double glazed windows and opening transoms and wooden double glazed, double opening French doors to rear garden; wood effect laminate flooring.

Inner Hallway

Wood effect laminate flooring; storage cupboard with shelving.

Study

3.40m x 3.35m (11' 2" x 11' 0") Wooden double glazed, double opening French doors to rear with matching side windows; built in shelving and sliding ladder.

Ground Floor Shower Room

1.32m x 1.96m (4' 4" x 6' 5") Suite comprising tiled shower compartment fitted with Mira electric shower; pedestal wash hand basin; low level W.C.; wooden double glazed window to rear; glazed window to side.

First Floor

Landing

Access to boarded and insulated loft with light via wooden folding ladder; U.P.V.C. framed triple glazed window to side.

Bedroom No. 1

5.35m x 3.49m (17' 7" x 11' 5") (maximum dimensions)
U.P.V.C. framed triple glazed window to front.

Bedroom No. 2

4.86m x 3.32m (15' 11" x 10' 11") U.P.V.C. framed triple glazed window to front; original cast iron fireplace surround with tiled insert.



ROOM DESCRIPTIONS

Bedroom No. 3

4.25m x 3.39m (13' 11" x 11' 1") (maximum dimensions)
U.P.V.C. framed triple glazed window to front with deep sill; built in wardrobe with hanging rail and shelving; original cast iron fireplace surround with tiled insert.

Bedroom No. 4

2.74m x 2.55m (9' 0" x 8' 4") U.P.V.C. framed triple glazed window to rear.

Family Bathroom/Shower Room

1.88m x 4.42m (6' 2" x 14' 6") Suite comprising panelled sided bath with telephone style mixer tap and shower attachment; large walk-in tiled shower with mains fitment, fixed head and hand held shower attachment; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; mirrored toiletries cupboard; panelled walls to dado height; wood effect flooring; U.P.V.C. framed triple glazed window to rear.

Outside

Detached Garage

7.69m x 2.88m (25' 3" x 9' 5") Metal up and over door; power and light.

Front Garden

Screened from the road with established hedges and laid to lawn with borders containing established trees, shrubs and bushes, driveway providing ample off road parking.

Rear Garden

The established split level rear garden is a haven for wildlife and is laid to lawn with feature waterfall, steps leading to hill with 'hidden' garden beyond, borders containing an abundance of trees, flowering shrubs and bushes, large garden shed with power and light, summer house with power and light; paved patio.

EPC - RATING C

Cavity wall insulation and modern standard loft insulation.

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 **







FLOORPLAN & EPC



Total area: approx. 233.1 sq. metres (2508.7 sq. feet)

Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 69 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

