



St Georges Road,  
Hightown, L38 3RU

**Offers Over £700,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



A large and bright DETACHED BUNGALOW in OLD HIGHTOWN.

This impressive FOUR-BEDROOM detached bungalow is located in the desirable area of Old Hightown and comes to the market with the added convenience of 'NO CHAIN.'

The property is GENEROUSLY PROPORTIONED and occupies a SECLUDED PLOT, affording captivating OPEN VIEWS at the REAR. Many of the ground floor rooms have large windows and French doors to the rear, ensuring the accommodation is bright and airy.

It is beautifully presented and offers FLEXIBLE LIVING SPACE, making it a fantastic canvas for customisation and expansion either by way of loft conversion or extension (subject to all necessary consents).

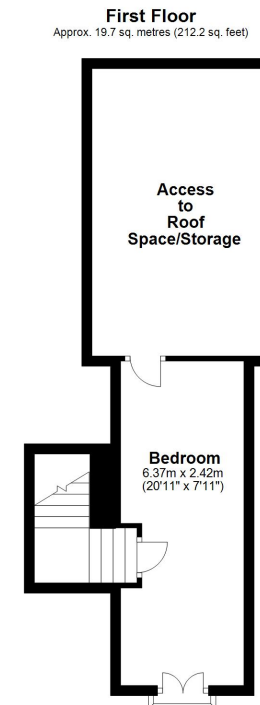
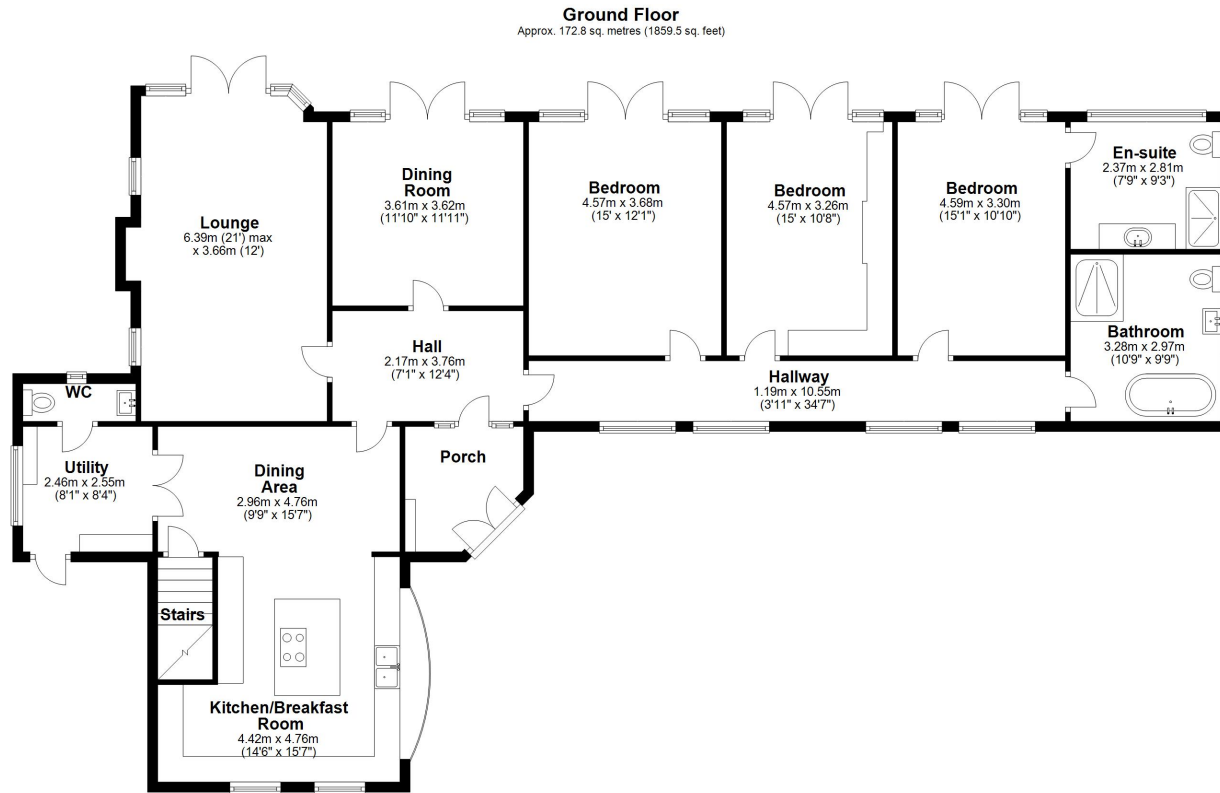
The property features a versatile layout with a spacious ground floor comprising a porch, LOUNGE, DINING ROOM, fitted KITCHEN/BREAKFAST ROOM, UTILITY ROOM, master bedroom with an EN-SUITE, two additional bedrooms, and a family BATHROOM. The fourth bedroom or OFFICE is located on the first floor, providing privacy as well as additional space.

The property also benefits from a LARGE DRIVEWAY with parking for several vehicles, while both front and rear gardens are well-maintained, offering outdoor spaces for leisure and entertainment. The REAR GARDEN is particularly large and attractive, with views of open fields, creating a picturesque backdrop. Plenty of space for family, pets and play or entertaining with friends.

Situated within walking distance of Hightown STATION and the local amenities, this property offers easy access to local transportation. It is also conveniently located near to the beach, making it an ideal location for coastal living. Don't miss this unique opportunity to make this property your own. Contact us today to arrange a viewing and explore the possibilities it has to offer.







Total area: approx. 192.5 sq. metres (2071.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive  
2002/91/EC



