



28 Alton Close, Liverpool, L38 9GE

Asking Price £310,000

Berkeley Shaw Prestige present a wonderful and impressive 5 BED DETACHED property to the market at an exceptional Asking Price for serious buyers in a position to proceed quickly.

The property is located within "New Hightown", near to the Beach, Sand Dunes and Sailing Club (50 metres). It is within easy reach of Hightown Railway Station, which has direct rail links to Southport and Liverpool City Centre. Hightown Village has all of the required local amenities as well as School Bus services to Crosby and Formby.

The property benefits from gas fired central heating and double glazing. There are gardens to the front and rear of the property and there is a private driveway providing off-road parking for 2/3 cars.

The ground floor consists of Lounge, Sitting room, WC, Utility Room and outstanding open plan Kitchen/Diner which opens up, with bi-fold doors, on to the garden which is decked and laid to lawn.

To the first floor, there are 3 bedrooms, 2 of which have en-suites, and there is an additional family bathroom.

To the second floor there are 2 bedrooms.

Please contact this office at your earliest convenience in order to arrange your early viewing.



Porch

6'10" x 4'11" (2.1 x 1.5)

Front door, UPVC double glazed windows, tiled floor

Hall

radiator, wooden floor, under stairs storage cupboard.

Reception Room 1

12'5" x 11'5" (3.8 x 3.5)

UPVC double glazed windows, electric fire with surround, radiator

Reception Room 2

9'10" x 8'10" (3 x 2.7)

UPVC double glazed window, radiator

Kitchen / Diner

27'2" x 23'3" (8.3 x 7.1)

range of wall and base units, island unit with storage cupboards, range oven with extractor fan, sink, space for dishwasher and fridge freezer, integrated wine rack, UPVC bi-fold doors to garden, UPVC double glazed window, 2 velux windows, 2 radiators, wooden floor throughout

Utility Room

8'10" x 7'6" (2.7 x 2.3)

UPVC double glazed window, radiator, combi boiler, plumbing for washing machine, space for fridge freezer, wooden floor

WC

low level WC, sink with storage unit, UPVC double glazed window, radiator, wooden floor

Landing to First Floor

radiator, airing cupboard

Master Bedroom

16'4" x 8'6" (5 x 2.6)

UPVC double glazed window, 2 skylights, radiator

En Suite

8'10" x 4'11" (2.7 x 1.5)

low level WC, sink with storage unit underneath and mirrored storage unit above, shower cubicle with shower, part tiled walls, tiled floor, radiator, UPVC double glazed window

Family Bathroom

6'6" x 6'2" (2 x 1.9)

low level WC, pedestal sink, bath with overhead shower, part tiled walls, vinyl flooring, towel ladder radiator, UPVC double glazed window

Bedroom 2

10'9" x 9'2" (3.3 x 2.8)

UPVC double glazed window, radiator, built in storage cupboard

Bedroom 3

11'1" x 8'6" (3.4 x 2.6)

UPVC double glazed window, radiator

En Suite

5'10" x 5'2" (1.8 x 1.6)

low level WC, sink with storage unit underneath and storage unit above, shower cubicle with Mira shower, tiled floor, towel ladder radiator, UPVC double glazed window

Stairs to Second Floor

access to loft space

Bedroom 4

8'10" x 9'10" (2.7 x 3)

velux window, wooden porthole window, radiator

Bedroom 5

9'2" x 8'10" (2.8 x 2.7)

velux window, wooden porthole window, radiator

Outside

To the front there is a driveway, lawn and a range of shrubs. To the rear there are decking and patio areas, lawn and shed

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

