



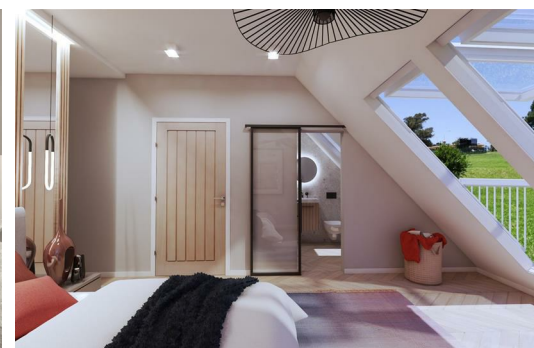
Copper Beech View St Georges Road, Liverpool, Merseyside L38 3AB

Asking Price £525,000

Beech Grove is a unique development within extensive grounds of 'The Cottage'- off St Georges Road, Hightown. It comprises four unique 5 bedroom houses of 2 distinct types. 'The Blundell' & 'The Paddock View' accessed via a private driveway, centered around a stunning Copper Beech Tree.

'The Paddock View' is a 5 bedroom detached town house over three levels. Benefiting from a private driveway and gardens, and set back from the private close with unique views backing onto the greenbelt paddock fields to the rear.

The layout benefits from open plan kitchen and living facing out on to the garden, with unique third floor master suite bedroom complete with dressing area, en suite and balcony roof lights with views over the adjacent paddock and fields.



Hallway

Living Room

17'8" x 11'5" (5.40 x 3.50)

Kitchen Dining Room

20'9" x 18'8" (6.350 x 5.700)

Utility Room

First Floor

Bedroom Two

14'1" x 12'1" (4.30 x 3.685)

En Suite

Bedroom Three

9'10" x 9'10" (3.00 x 3.00)

Bedroom Four

12'7" x 9'10" (3.850 x 3.00)

Bedroom Five

16'4" x 9'11" (4.995 x 3.025)

Family Bathroom

En Suite

Second Floor

Master Suite

15'2" x 12'1" (4.645 x 3.685)

| 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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
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