Knutsford Pavilion Row, Altcar Lane, Liverpool, L37 6AU

£399,750

READY NOW Showcasing a stand out appearance with an impressive layout, the Knutsford is the perfect home for a growing family. Built to a premium specification, this home includes an open plan kitchen/dining area with French doors leading out to a beautiful garden with open views of fields. Upstairs you'll find 3 good sized bedrooms with the master bedroom having a luxurious en-suite.

For that perfect blend of beaches, town life and stylish living, Pavilion Row offers all this and more. In each of our outstanding 3 and 4 bedroom homes, you'll discover a home designed to enjoy today with tomorrow's lifestyles in mind. Situated in a charming coastal town, surrounded by rolling sand dunes, a wooded nature reserve, home to the red squirrel and a sandy coastline, you're never far from finding something to do.

Close to the action-packed location of Liverpool, Pavilion Row has everything on your door step from a leisure centre, Formby Golf club and many other sporting activities. There's something to suit all lifestyles.

Figures quoted such as £2,200* a year energy saving figures are based on the HBF Watt a Save Report published July 2023. For further information, visit the HBF 'Watt a Save Report'. Figures quoted may not be representative of all Morris Homes. Savings quoted are based on a one year period and are dependent on an individual's energy usage and tariffs.
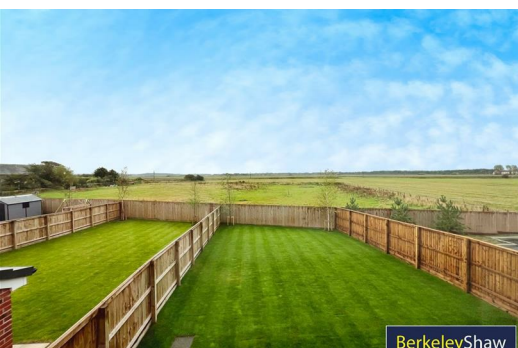
GROUND FLOOR

Lounge
15'7 x 10'10 (4.75m x 3.30m)

Kitchen/Dining
16'9 x 13'4 (5.11m x 4.06m)

Utility Room
7'11 x 7'8 (2.41m x 2.34m)

WC/Cloaks
7'8 x 3' (2.34m x 0.91m)

Garage
19'8 x 9'10 (5.99m x 3.00m)

FIRST FLOOR

Bedroom 1
14'7 x 13' (4.45m x 3.96m)

En-Suite
9'9 x 5'9 (2.97m x 1.75m)

Bedroom 2
14'1 x 8'3 (4.29m x 2.51m)

Bedroom 3
11'8 x 9' (3.56m x 2.74m)

Bathroom
7'3 x 6'3 (2.21m x 1.91m)

The Knutsford
3 bedroom detached home.

Ground Floor

Room	Size
Lounge	3310* x 4760*mm 10'10"* x 15'7"*
Kitchen/Dining	5100* x 4065*mm 16'9"* x 13'4"*
Utility	2340 x 2405mm 7'8" x 7'11"
WC/Cloaks	2340 x 910mm 7'8" x 3'0"
Garage	3000 x 6000mm 9'10" x 19'8"

1,056 total sq ft

*Denotes maximum room dimensions. This is a computer generated image of The Knutsford, elevation treatment may vary. All internal images are indicative of a Morris house type. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

The Knutsford
3 bedroom detached home.
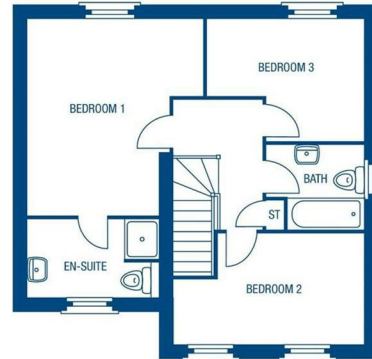
First Floor

Room	Size
Bedroom 1	3960* x 4435*mm 13'0"* x 14'7"*
En-suite	2965 x 1760mm 9'9" x 5'9"
Bedroom 2	4290 x 2510*mm 14'1"* x 8'3"*
Bedroom 3	3545 x 2750mm 11'8"* x 9'0"*
Bathroom	2210* x 1910*mm 7'3"* x 6'3"*

1,056 total sq ft

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Energy Efficiency Rating

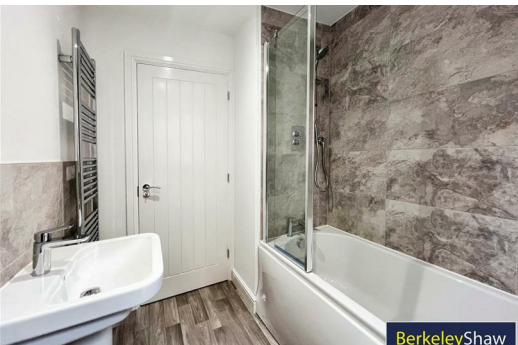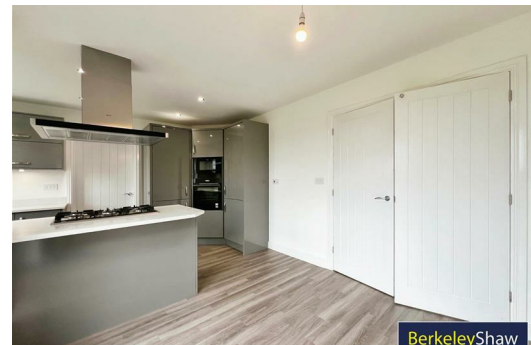|	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC