



## 4 Sandhills, Merseyside L38 9EP

### Offers Over £475,000

If you are searching for a freehold home with breathtaking views out across to Hightown Beach & The Welsh Mountains, this could be the property for you.

The property sits on a vast plot with incredible gardens and fantastic potential subject to necessary planning authorisation! The position of this wonderful family home is it truly special with direct access to the beach and views out across the sea to the Welsh Mountains.

The property briefly comprises; entrance hallway, living room, family room, dining room, modern fitted breakfast kitchen, utility room, WC, four bedrooms, master en-suite and a family bathroom. Externally, the property boasts driveway parking for several cars, a single garage and a stunning rear garden!

Further benefits include double glazing, gas central heating and no onward chain!

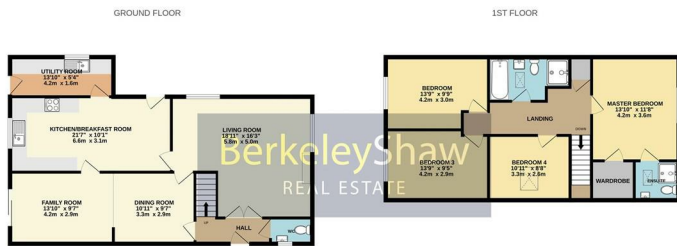
Viewing is absolutely essential to appreciate this rare opportunity to acquire such a fantastic property with an incredible plot!



- Entrance hall
- WC
- Living room
- Family room/dining room
- Kitchen diner
- Landing
- Bedroom 1
- En-suite shower room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family bathroom

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

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



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, ceiling, stairs and any other fixed and removable and the responsibility for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, fixtures and appliances shown here are not shown to scale and no guarantee as to their condition or efficiency can be given. Made with Metrage CS22



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