



Holmfield Sandy Lane, Liverpool, L38 3RP

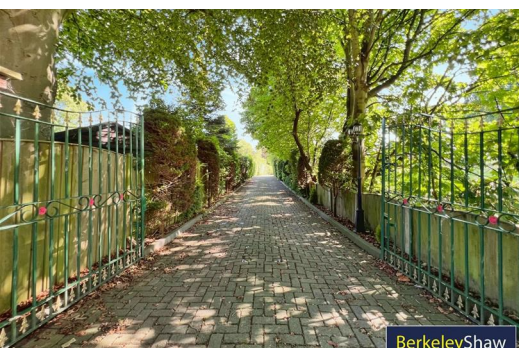
Offers Over £600,000

Call to View - Nestled in the charming coastal village of Hightown, attractive detached home set on quarter of acre plot on Sandy Lane is a rare gem built in 1989 on the 'OLD' side of the village. Boasting internally three reception rooms and four double bedrooms, (ensuite to master) this property offers ample space for comfortable living spanning over 2300 sq. ft. The mature rear GARDEN offers family friendly grass lawn bordered by mature shrubs and trees. There is a large detached DOUBLE GARAGE with pitched roof storage, located to the side which offers potential for conversion to an annex, offering versatility to the living space. The standout feature of this property is its SECLUDED location, tucked away down a tree-lined street and behind the vicarage field. With no overlooking neighbours and Hightown Cricket Club fields behind, privacy and serenity are guaranteed. With parking spaces for numerous vehicles, hosting guests will be a breeze.

Downstairs is an inviting hallway, leading to an elegant sitting room with focal fireplace. There is a bright dual aspect OFFICE, with windows to the front and rear. From the hall is a spacious WC with storage. The large inviting lounge leads through to the dining space ideal for the whole family to relax and dine. The well-equipped kitchen is flooded with light from two sets of patio doors with breakfast bar area. There is a large adjoining utility to hide away those noisy appliances.

Upstairs is an impressive open galleried landing with access ladder to large attic, ensuite shower room to the Master bedroom with fitted wardrobes. Three further double bedrooms and a modern family bathroom with free standing bath and double walk-in shower.

Located in the popular by a COASTAL village of Hightown with train station and direct train links to Liverpool City Centre. With a sandy beach & Blundellsands Sailing Club only 10 minutes' walk, pub, local shops, doctors, dentist & pharmacy.



Hallway

Sitting Room

14'1" x 11'1" (4.30 x 3.40)

Office

9'6" x 8'6" (2.90 x 2.60)

Utility Room

11'1" x 10'5" (3.40 x 3.20)

WC

7'2" x 4'11" (2.20 x 1.50)

Kitchen/Breakfast Room

14'5" x 12'5" (4.40 x 3.80)

Dining Room

16'4" x 9'10" (5.0 x 3.0)

Landing

Bedroom 1

16'0" x 13'1" (4.90 x 4.0)

DOUBLE Ensuite

Ensuite

10'5" x 6'2" (3.20 x 1.90)

Bedroom 2

10'9" x 10'9" (3.30 x 3.30)

DOUBLE

Bedroom 3

12'1" x 10'5" (3.70 x 3.20)

DOUBLE

Bedroom 4

11'1" x 8'2" (3.40 x 2.50)

DOUBLE

Family Bathroom

11'1" x 7'6" (3.40 x 2.30)

Lounge

16'0" x 13'1" (4.90 x 4.0)

Double Garage

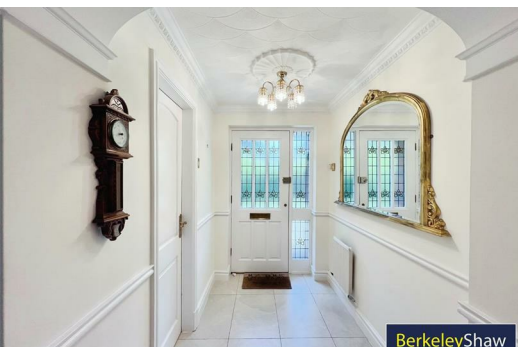
20'11" x 18'8" (6.40 x 5.70)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(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	



TOTAL FLOOR AREA: 2392sq ft. (222.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, rooms, etc. are given as approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency at the time.



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