



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

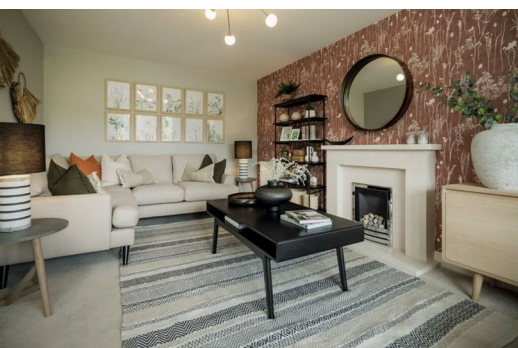
£527,750

If it's space and style you're looking for, The Norfolk certainly ticks those boxes. With 4 double bedrooms, a luxurious en-suite shower room to the master and a family bathroom, there's space for everyone to relax and unwind. When it comes to easy living, this house delivers. The beautiful open plan kitchen/family/dining room is flooded with natural light from bi-folding doors and velux windows, while a separate utility takes care of practicalities. A generous lounge and integrated garage complete this exceptional home.

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

19'8 x 10'11 (5.99m x 3.33m)

### Kitchen/Dining/Family

28'10 x 16'3 (8.79m x 4.95m)

### Utility

8'9 x 5'5 (2.67m x 1.65m)

### WC/Cloaks

5'5 x 4'3 (1.65m x 1.30m)

### Garage

19'8 x 9'11 (5.99m x 3.02m)

## First Floor

### Bedroom 1

13'7 x 11'1 (4.14m x 3.38m)

### En-Suite

11'1 x 4'7 (3.38m x 1.40m)

### Bedroom 2

12'4 x 10'3 (3.76m x 3.12m)

### Bedroom 3

11'1 x 10'0 (3.38m x 3.05m)

### Bedroom 4

10'3 x 9'9 (3.12m x 2.97m)

### Bathroom

7'8 x 6'2 (2.34m x 1.88m)

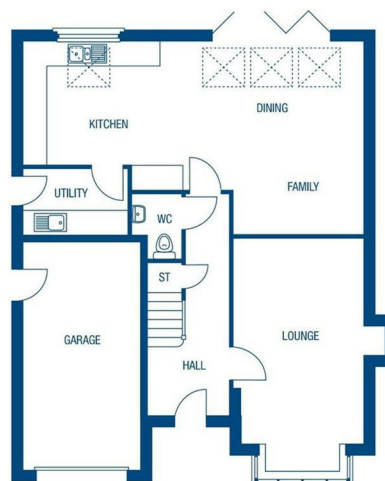
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The Norfolk



4 bedroom detached home with garage.



### Ground Floor

Room	Size
Lounge	3325* x 5990*mm 10'11** x 19'8**
Kitchen/Dining/ Family	8790* x 4950*mm 28'10** x 16'3**
Utility	2670 x 1650mm 8'9" x 5'5"
WC/Cloaks	1285* x 1660*mm 4'3** x 5'5**
Garage	3015 x 6000mm 9'11" x 19'8"

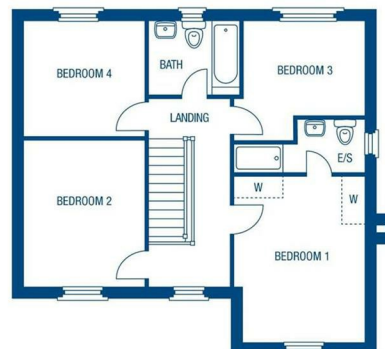
1,502 total sq ft

\*Denotes maximum room dimensions. This is a computer generated image of The Norfolk, alteration treatment may vary. All internal images are indicative of a Morris house type. Room sizes are approximate. Pitches 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 must be subject to change during construction. Please ensure that you check for specific plot details.

## The Norfolk



4 bedroom detached home with garage.



### First Floor

Room	Size
Bedroom 1	3375* x 4150*mm 11'1** x 13'7**
En-suite	3375* x 1400*mm 11'1** x 4'7**
Bedroom 2	3115 x 3770mm 10'3" x 12'4"
Bedroom 3	3375* x 3060*mm 11'1** x 10'0**
Bedroom 4	3115 x 2970mm 10'3" x 9'9"
Bathroom	2335* x 1880*mm 7'8** x 6'2**

1,502 total sq ft

\*Denotes maximum room dimensions. This is a computer generated image of The Norfolk, alteration treatment may vary. All internal images are indicative of a Morris house type. Room sizes are approximate. Pitches 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 must be subject to change during construction. Please ensure that you check for specific plot details.



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