



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

£544,750

For modern family living, the Burford has it all. Perfect for relaxing or entertaining, the fantastic open plan kitchen/family/dining room spans the full width of the house and features bi-folding doors onto the garden and there's also a practical utility room. Upstairs there are 4 double bedrooms, with the master and bedroom 2 complete with their own en-suite shower rooms.

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

17'7 x 12'11 (5.36m x 3.94m)

### Kitchen/Dining/Family

30'1 x 12'8 (9.17m x 3.86m)

### Utility

6'1 x 5'7 (1.85m x 1.70m)

### WC/Cloaks

5'7 x 3'2 (1.70m x 0.97m)

### Garage

19'8 x 10'1 (5.99m x 3.07m)

## First Floor

### Bedroom 1

15'6 x 12'11 (4.72m x 3.94m)

### En-Suite

12' x 4' (3.66m x 1.22m)

### Bedroom 2

12' x 10'9 (3.66m x 3.28m)

### En-Suite 2

9'2 x 3'3 (2.79m x 0.99m)

### Bedroom 3

12'2 x 10'5 (3.71m x 3.18m)

### Bedroom 4

12'2 x 10'5 (3.71m x 3.18m)

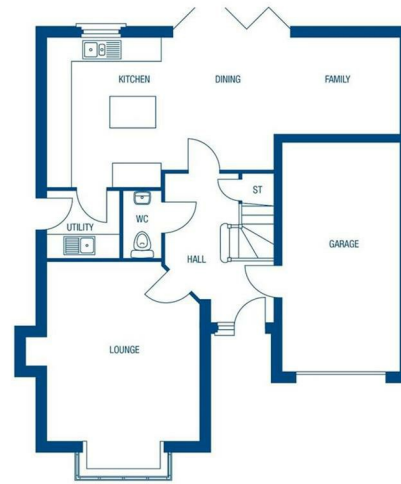
### Bathroom

7'9 x 6'5 (2.36m x 1.96m)

## The Burford



4 bedroom detached house with single integral garage.



### Ground Floor

Room	Size
Lounge	3935 x 5360*mm 12'11" x 17'7"
Kitchen/Dining/ Family	9165* x 3870*mm 30'1" x 12'8"
Utility	1840 x 1700mm 6'1" x 5'7"
WC/Cloaks	960 x 1700mm 3'2" x 5'7"
Garage	3065 x 6000mm 10'1" x 19'8"

1,552 total sq ft

\*Denotes minimum room dimensions. This is a computer generated image of The Burford, alterations may vary. All internal images are indicative of a Morris house type. Room sizes are approximate. Pits may be located and any garages may be single or double. Kitchens 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 Burford



4 bedroom detached house with single integral garage.



### First Floor

Room	Size
Bedroom 1	3935* x 4730*mm 12'11" x 15'6"
En-suite 1	3650 x 1210mm 12'0" x 4'0"
Bedroom 2	3650 x 3265mm 12'0" x 10'9"
En-suite 2	2785* x 990*mm 9'2" x 3'3"
Bedroom 3	3175* x 3700*mm 10'5" x 12'2"
Bedroom 4	3175 x 3710*mm 10'5" x 12'2"
Bathroom	2355 x 1960mm 7'9" x 6'5"

1,552 total sq ft

\*Denotes minimum room dimensions. This is a computer generated image of The Burford, alterations may vary. All internal images are indicative of a Morris house type. Room sizes are approximate. Pits may be located and any garages may be single or double. Kitchens 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.

### 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	



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