

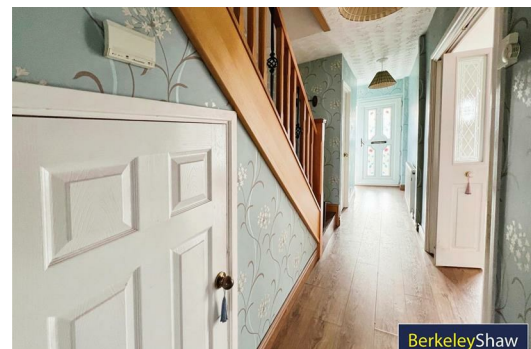


28 Elvington Road, Hightown, L38 9AN

£270,000

Welcome to Elvington Road, Hightown, a charming village location offering a fantastic opportunity to own a detached house with great potential. This property boasts two reception rooms, four bedrooms, and a family bathroom and downstairs WC, providing ample space for a family to grow and thrive. Situated in a popular village near a sandy beach, this house offers not only a great location but also stunning open views to the rear garden. The garage adds convenience and extra storage space for your belongings.

With a renovation opportunity on your hands, this property allows you to unleash your creativity and design a home tailored to your taste. Imagine the possibilities of transforming this house into your dream home, where every corner reflects your style and personality. Don't miss out on the chance to own a piece of this sought-after village and create a space that you and your family can enjoy for years to come.



Hall

WC

5'3" x 3'0" (1.61 x 0.93)

Lounge

19'4" x 11'3" (5.91 x 3.45)

Dining Room

12'1" x 8'5" (3.70 x 2.58)

Kitchen

13'11" x 9'4" (4.26 x 2.86)

Landing

Bedroom 3

10'8" x 7'2" (3.27 x 2.19)

Bedroom 1

11'3" x 10'2" (3.45 x 3.11)

Bedroom 2

10'9" x 10'2" (3.30 x 3.11)

Bedroom 4

10'2" x 7'2" (3.10 x 2.20)

Bathroom

8'6" x 7'6" (2.60 x 2.31)

Garage



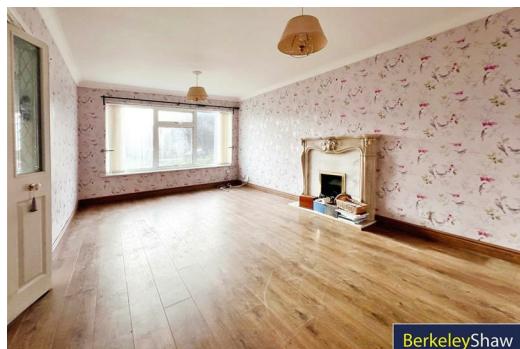
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, sections, elevations and other details are approximate and the responsibility shall be on the buyer or other contractor. They shall not be taken as a basis for any contract or other legal proceedings. The seller, the estate agent and the estate agent's agents accept no liability for any inaccuracies or omissions in this floorplan. Measurements are given to the nearest millimetre and no guarantee is given as to their accuracy or efficiency can be given. Made with MetreX 10/24

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	

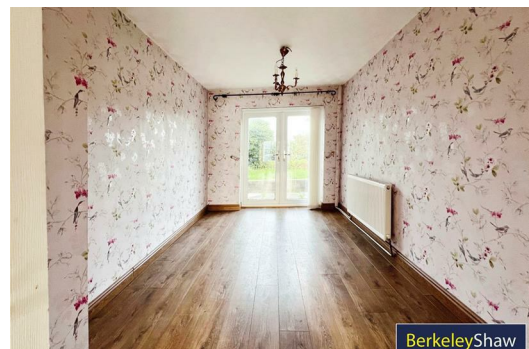
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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