



BerkeleyShaw

11 Wignalls Meadow, Liverpool, L38 9EN

Asking Price £350,000

Located within a peaceful close in the sought-after coastal village of Hightown, this 3 Bedroom Link-Detached Home is offered with ****NO CHAIN**** this beautifully presented and extended 3 bedroom link-detached residence offers an enviable lifestyle opportunity, just a five-minute stroll from the sandy shoreline and Hightown train station.

Boasting generous and versatile living accommodation throughout, the property briefly comprises: a welcoming entrance hallway, a spacious front reception room ideal for relaxing or entertaining, and a second reception room which offers flexible use. The heart of the home lies in the large, open-plan kitchen diner – a fantastic space for both everyday living and entertaining, with ample room for family dining.

To the rear, a bright and airy conservatory opens onto the private garden, which is not overlooked, providing a tranquil retreat for enjoying long summer evenings. A convenient downstairs WC completes the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. The property also benefits from driveway parking for multiple vehicles.

With no onward chain, this charming home is ideally positioned for those seeking a relaxed coastal lifestyle, while remaining within easy reach of Liverpool and Southport via rail.

Early viewing is highly recommended to appreciate the space, setting, and superb potential on offer.



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw

Hall

Downstairs WC

Family Room

14'9" x 13'8" (4.52 x 4.17)

Lounge

11'3" x 11'1" (3.43 x 3.38)

Kitchen/Diner

24'8" x 10'10" (7.53 x 3.32)

Conservatory

14'9" x 13'8" (4.52 x 4.17)

Bedroom 1

11'3" x 9'8" (3.43 x 2.95)

Bedroom 2

10'4" x 9'8" (3.16 x 2.95)

Bedroom 3

7'3" x 7'2" (2.23 x 2.19)

Bathroom

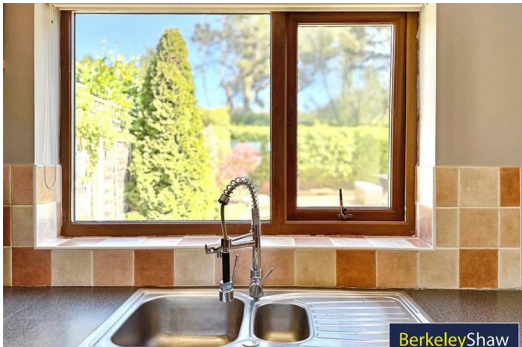
10'4" x 5'1" (3.16 x 1.57)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MapInfo 10.0.25

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

