



46 Sandheys Avenue

, Liverpool, L22 7RP

£325,000

A rare opportunity has arisen to secure a brand-new bungalow off-plan in the desirable residential setting of Sandheys Avenue. Designed with flexibility in mind, this exciting development offers purchasers the choice of a well-proportioned two-bedroom layout or an extended four-bedroom home, ensuring it suits a wide range of lifestyles and requirements.

From the very first impression, the property has been carefully considered to combine modern architecture with practical everyday living. CGI visuals highlight a stylish exterior and welcoming approach, while the internal layout has been designed around the principles of light, space, and flexibility.

At the heart of the home lies a bright open-plan living, dining, and kitchen area – the perfect hub for family life and entertaining. With direct access to the garden, the space flows seamlessly from indoors to outdoors, creating a relaxed environment that works equally well in summer and winter. The kitchen will be fitted with high-quality units and appliances, giving buyers a contemporary and practical workspace that can also be personalised depending on the stage of build.

The bedrooms are generously proportioned, with the master benefitting from a stylish en-suite and ample storage. Buyers choosing the four-bedroom configuration have the advantage of additional flexibility, whether that means extra bedrooms for a growing family, a home office, or guest accommodation. Bathrooms will be finished to a modern specification with elegant fixtures and fittings.

- Exclusive Off-Plan Sale – secure your new home before completion-Meet developers and design your dream home.
- Choice of Layouts – designed as either a spacious 2-bedroom or versatile 4-bedroom bungalow
- Open-Plan Living – bright and welcoming living/dining/kitchen space with garden access.
- Flexible Accommodation – generous bedrooms with option for additional rooms/home office.
- Modern Kitchen & Bathrooms – fitted with quality fixtures and finishes.
- Energy-Efficient Build – designed to meet the latest building regulations and sustainability standards.
- Sought-After Location – quiet residential setting on Sandheys Avenue, close to local amenities, schools, and transport links.
- Early Reservation Advantage – opportunity to personalise finishes and specifications (subject to stage of build).

Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



2



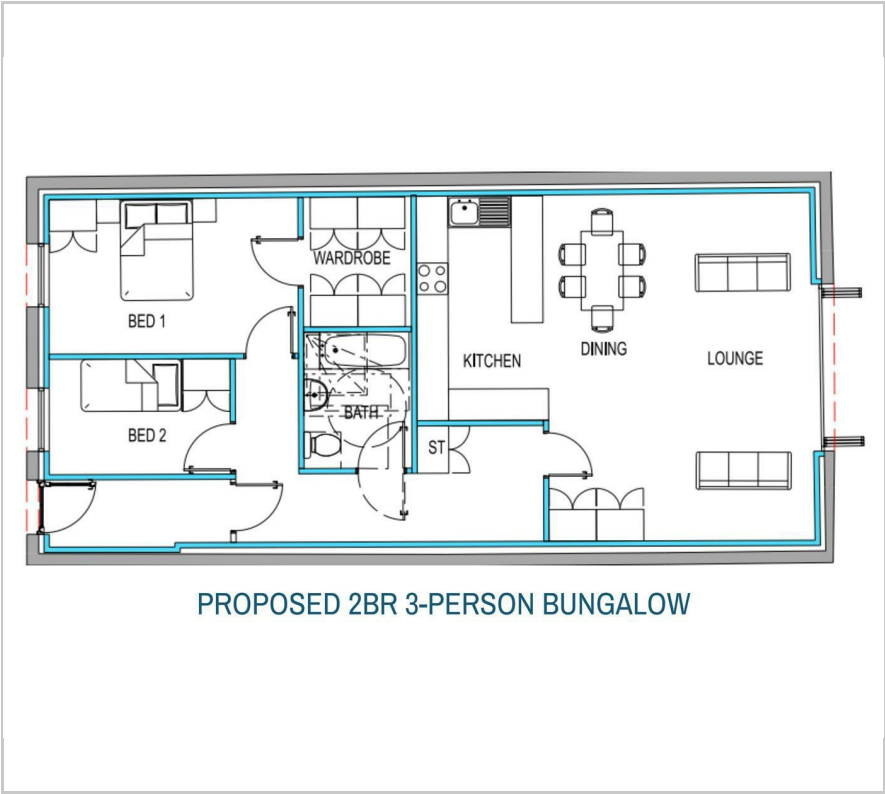
1



1



Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.