



## 22a Alton Close, Liverpool, Merseyside L38 9GE

Offers Over £325,000

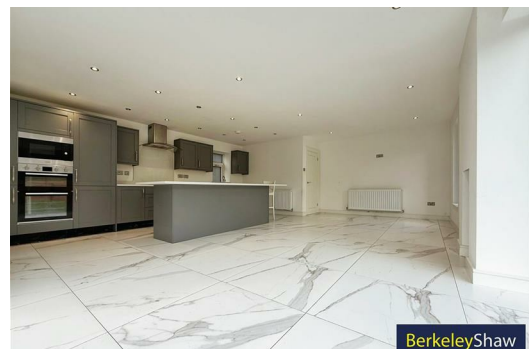
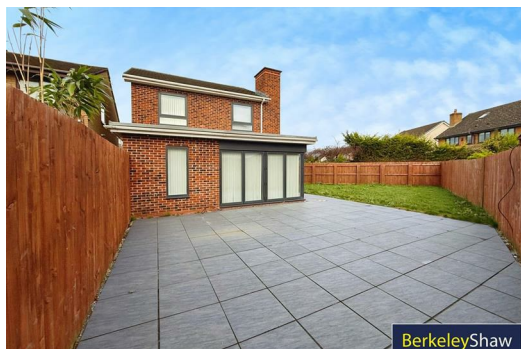
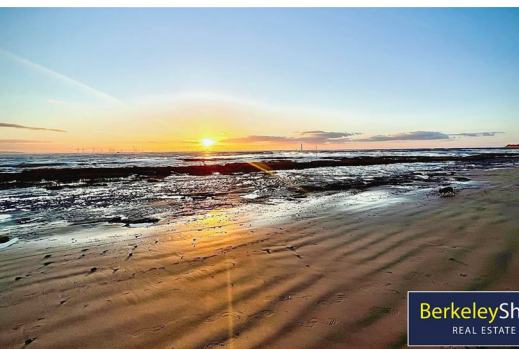
An IMPRESSIVE, HIGH Spec 3 BED DETACHED property ideal for a family wanting OPEN-PLAN living in this charming and popular coastal village.

Ideally situated near to the beach in Hightown, this family home benefits from: Entrance hall, downstairs WC, Living Room, Stunning Open-Plan Kitchen Dining room that has bi-folds leading to the family garden with stone patio area and grass lawn.

Upstairs there are 3 double bedrooms, with the main bedroom benefiting from an en-suite and a family bathroom with full-size bath and over shower.

Externally to the front is a large shared paved driveway for parking and at the rear the gardens are grass lawn and stone patio.

Located in the popular village of Hightown with local shops, pharmacy, Doctors, Blundellsands Sailing club and Aware Winning pub on your doorstep. Should you wish to go further afield there is a direct train link to Liverpool City Centre in 23 minutes.



## Entrance Hall

16'0" x 4'7" (4.88 x 1.40)

Radiator, access to downstairs WC

## Downstairs WC

5'6" x 3'4" (1.68 x 1.03)

## Lounge

14'7" x 10'5" (4.45 x 3.19)

Radiator, Electric Fire

## Kitchen/Living/Dining

19'3" x 23'5" (5.88 x 7.15)

Radiator, bi fold doors to rear and side, kitchen island, assortment of wall and base units, integrated fridge freezer, plumbing for washer/dryer, gas hob, extractor fan, double oven, grill.

## Master Bedroom

13'9" x 10'11" (4.20 x 3.33)

Radiator

## En suite

6'3" x 4'10" (1.91 x 1.48)

Shower, Vanity/storage wash basin, low level WC.

## 2nd Bedroom

12'0" x 9'9" (3.66 x 2.99)

Radiator

## 3rd Bedroom

9'10" x 9'0" (3.01 x 2.76)

Radiator

## Family Bathroom

8'4" x 7'9" (2.56 x 2.37)

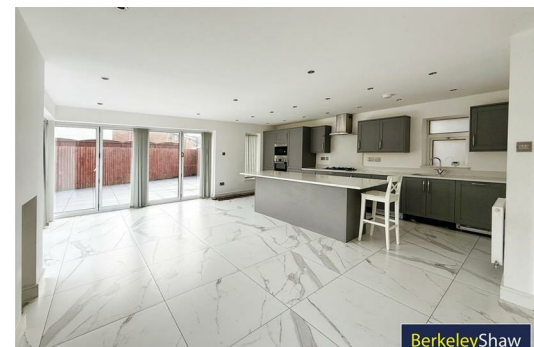
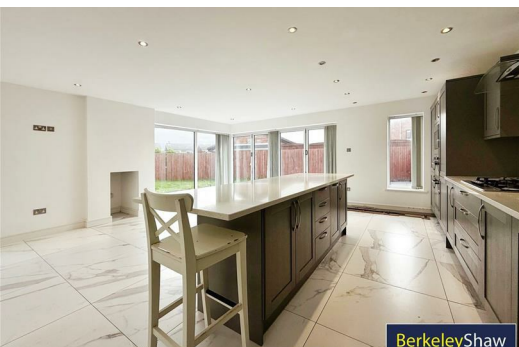
Heated Towel Rail, Low level WC, free standing wash basin, shower over bath. Tiled floor and walls

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, ceilings, walls and any other parts are approximate and the responsibility lies for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The amount, nature and frequency of any such errors, omissions or mis-statements shall be the responsibility of the purchaser. Made with Metaphor 02024



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