



**4 Land Mark Close, Thornton, Merseyside, L23 1AJ**  
**£310,000**



## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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We are delighted to offer this stunning 4 bedroom, semi detached property, with upgraded kitchen and integrated appliances. Downstairs you'll find a bright spacious lounge/diner with walk-in glazed bay and French doors leading to a generous garden. On the first floor there are 2 double bedrooms, 1 single and a family bathroom. Upstairs again and you'll find the oasis that is the master bedroom, which includes an ensuite and wonderful dressing area. This house is the perfect family home!

Sundial Place is an exclusive development surrounded by pretty country parks, esteemed golf clubs, Formby Nature Reserve and nearby coastline and has easy access to motorways. Living here you'll benefit from being so close to the wonderful Crosby Beach, Liverpool city centre and Formby. High regarded schools are also in close proximity. Don't miss out on the opportunity to make this superb house your new home!

Freehold  
EPC rating B  
Council Tax TBC  
Management Fee £86.00 PA  
10 year Structural Warranty  
2 year Builder's Defect

### GROUND FLOOR

#### HALL

Welcoming entrance leading to

#### KITCHEN 13'9" x 8'1" (max) (4.21m x 2.48m (max))

Stylish, upgraded kitchen with integrated appliances. Perfect for practising those culinary skills.

#### WC 5'7" x 28'9" (1.72m x 8.78m)

Contemporary WC with white sanitary ware plus tiling.

#### LOUNGE/DINING AREA 19'1" x 15'1" (max) (5.84m x 4.60m (max))

Bright, spacious open plan lounge with dining area and walk in glazed bay/French doors leading to the garden. Ideal for enjoying some down time or hosting.

### FIRST FLOOR

#### LANDING

Leading to

#### BEDROOM 2 14'5" x 8'6" (4.41m x 2.60m)

An impressive double bedroom.

#### BEDROOM 4 9'1" x 6'3" (2.77m x 1.91m)

An impressive single bedroom.

#### BEDROOM 3 12'2" x 8'6" (3.72m x 2.60m)

An impressive double bedroom.

#### BATHROOM 6'11" x 6'3" (2.11m x 1.91m)

Contemporary bathroom with white sanitary ware plus tiling.

### SECOND FLOOR

#### MASTER BEDROOM 18'6" x 11'5" (5.65m x 3.48m)

Beautiful master bedroom set on its own floor with en suite and dressing area.

#### DRESSING AREA 8'5" x 8'5" (2.59m x 2.57m)

Handy, impressive dressing area. Completes the master bedroom.

#### EN SUITE 6'3" x 8'1" (1.92m x 2.48m)

Contemporary en suite with white sanitary ware plus tiling.

#### EXTERNAL

Garden

Drive way

\*\*\* From Developers standard range and pricing.

\*Any incentives are subject to builders terms, conditions and price differentials

\*\*\*\* PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY\*

