



Malin Close, Hale Village, Liverpool, L24 5RU

- Promising Three Bedroom Detached Property
- Substantial Corner Plot In Peaceful Cul-De-Sac
- Large Family Lounge, Dining Room & Kitchen
- Family Bathroom Suite With A Separate WC
- Prime Location In The Picturesque Hale Village
- Well-Proportioned & Bursting With Potential
- Three Bright & Generously Sized Bedrooms
- Lovely Gardens, Off-Road Parking & Garage



Offers in Excess of £285,000











Description

Move Residential are thrilled to present to the sales market this promising three bedroom detached home, nestled on Malin Close, a peaceful cul-de-sac in the picturesque Hale Village, L24. Occupying a substantial corner plot, this property boasts generous living proportions which are practically bursting with potential throughout, presenting an opportunity not to be missed for those searching for a family home they can put their own stamp on, within a charming village setting. Upon entering the property, you are greeted by a bright and spacious family lounge which flows seamlessly into a substantial dining room enjoying views out to the garden, and concluding the ground floor is a sizable kitchen. Continuing up to the first floor, you will discover three well-proportioned bedrooms, each receiving an abundance of natural light, accompanied by a family bathroom suite and a separate WC. Externally, the property further benefits from a large south facing lawned rear garden which enjoys a sunny aspect throughout the day, presenting a fantastic outdoor space for the whole household to enjoy. To the front, a garden enhances the property's kerb appeal, whilst a driveway provides ample off-road parking, and a garage offers additional storage space.

Location

Hale village is located 3 miles from Widnes in Cheshire and 1 mile from Liverpool - John Lennon Airport on the north bank of the River Mersey. Historical landmarks include St Mary's Church and Hale Village Hall. Hale C of E Primary School is located nearby with Hale Park providing an excellent green space. Hale Village has several times won 'Best - Kept Village' awards in the late 1960's and more recently several "Community Pride" and "Little Gem Awards" for several locations in the village. Situated on Grade I agricultural land, Hale Village is surrounded by several farms and rolling countryside.

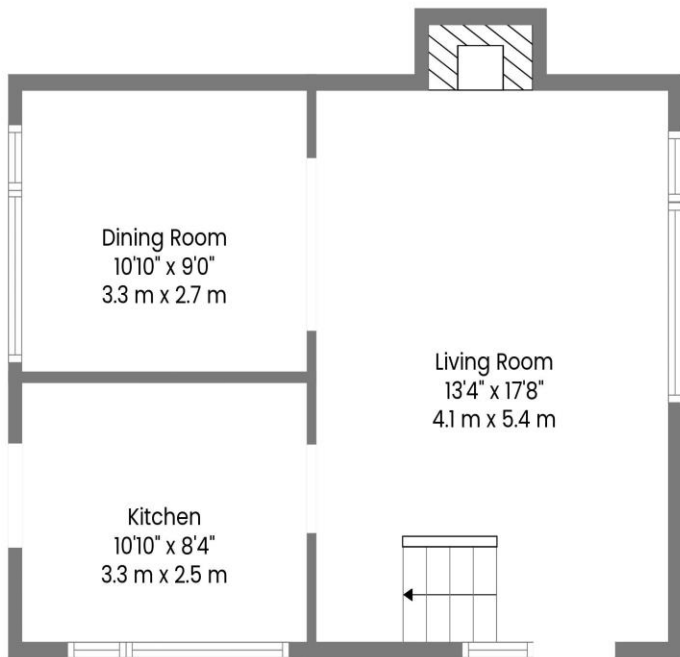
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

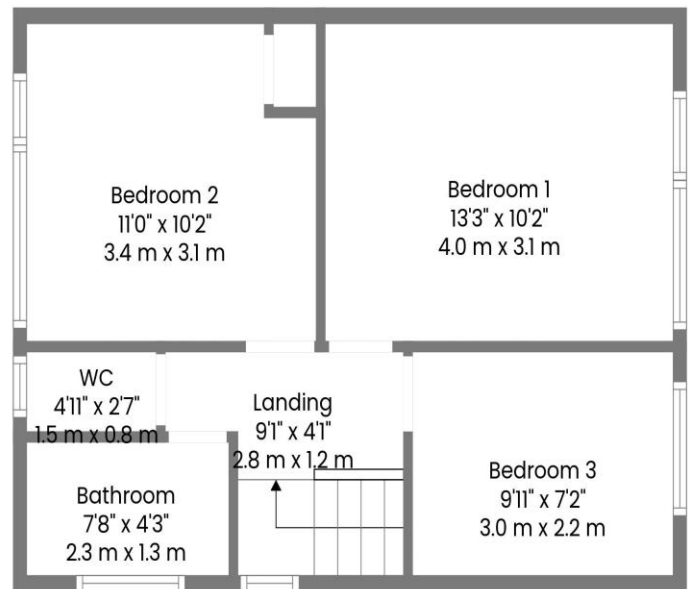
Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Floor Plan



Floor 1



Floor 2

TOTAL: 868 sq. ft, 80 m2

FLOOR 1: 435 sq. ft, 40 m2, FLOOR 2: 433 sq. ft, 40 m2

EXCLUDED AREAS: FIREPLACE: 10 sq. ft, 1 m2

WALLS: 85 sq. ft, 8 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, No Responsibility Is Taken For Any Error, Omission Or Mis-statement. This Plan Is For Illustrative Purposes Only And Should Be Used As Such By Any Prospective Purchaser.