



**BerkeleyShaw**

## 91 Mark Road, Liverpool, L38 0BQ

**£260,000**

FREEHOLD\*\* NO CHAIN\*\*

Located in the ever-popular coastal VILLAGE of Hightown, this well-maintained two DOUBLE bedroom semi-detached bungalow is offered to the market with no onward chain, making it an ideal choice for first-time buyers, downsizers, or those seeking comfortable single-level living by the sea.

The property enjoys a bright SOUTH-facing rear GARDEN, ideal for making the most of sunny days, along with excellent off-road parking. There is a driveway providing space for two to three vehicles, leading through gated access to a covered car port area, and further complemented by a detached garage with a pitched roof, offering additional parking, storage, or workshop potential.

Inside, the bungalow has been well cared for and provides practical accommodation throughout. Both bedrooms are double rooms, and while the property is perfectly liveable as it stands, there is clear potential to update and personalise certain areas to suit individual tastes.

Hightown village is highly regarded for its welcoming community and convenient amenities, all within close proximity. These include a TRAIN station, beautiful sandy BEACH, local PUB, shops, pharmacy, dentist, and doctor's surgery, making this a particularly desirable location.

A fantastic opportunity to acquire a versatile BUNGALOW in a sought-after coastal setting, with early viewing strongly advised.



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# Hall

# Living Room

15'0" x 13'1" (4.59 x 4.00)

# Dining Room/Conservatory

12'9" x 9'10" (3.90 x 3.00)

# Kitchen/Breakfast

13'1" x 8'10" (4.0 x 2.70)

# Bedroom 1

15'8" x 13'1" (4.80 x 4.0)

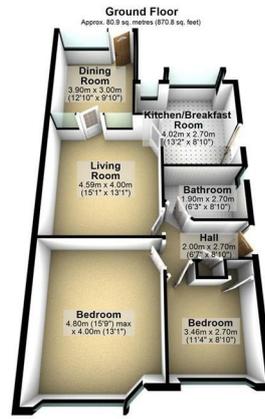
# Bedroom 2

11'4" x 8'10" (3.46 x 2.70)

# Bathroom

8'10" x 6'2" (2.70 x 1.90)

# Garage



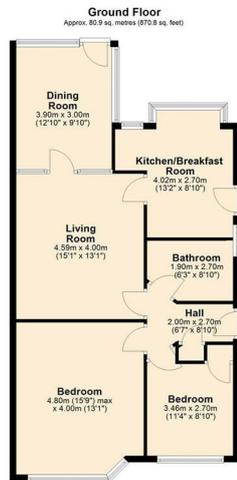
Total area: approx. 80.9 sq. metres (870.8 sq. feet)

Sizes are approximate. Plans produced using PlanIt.

91 Mark Road, Hightown

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
		69	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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