



Mayfair Close | Hightown | Liverpool | L38 9GL

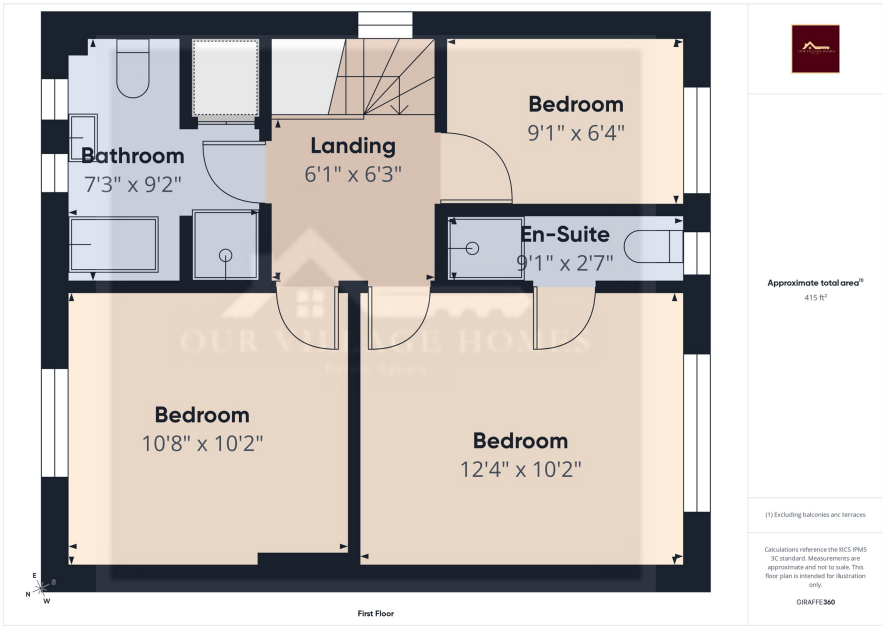
Offers in excess of £450,000



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Why we think you'll love this home
Completely renovated, so there's very little left to do other than move in and enjoy it.
A lovely Hightown location, with the sand dunes directly behind the garden.
The rear garden is private and unoverlooked, giving you a lovely feeling of space.
A brand-new kitchen and bathroom.
A really useful additional downstairs room, currently used as an office/guest room, but with the flexibility to work as a fourth bedroom if needed.
There's also a downstairs WC, utility/laundry room and separate access to the additional room — incredibly practical for everyday family life.
Wider doors to the kitchen and bathroom have also been incorporated, making the home more accessible and

- Three bedroom extended detached home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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

Council Tax Band D
EPC Rating C

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