



**3 The Cottages, School Road, Hightown, Liverpool, Merseyside.  
L38 0BW**

**£250,000 Leasehold**

**FOR SALE**



## PROPERTY DESCRIPTION

This charming two bedroom semi-detached cottage style house which requires some modernisation, is sat on an elevated position and accessed via a steep pathway leading to the front door. Upon entering, the ground floor features two generously sized entertaining rooms ,ideal for both relaxing and hosting guests and a small but well equipped kitchen overlooks the rear garden. Upstairs the first floor accommodates two bedrooms and a family bathroom. Externally, the rear garden enjoys a sunny west facing aspect making it a wonderful spot for afternoon and evening relaxation. The property is located in a prime spot a stone's throw away from Hightown railway station, local grocers, coffee shop and The Hightown pub.

## FEATURES

- RARE OPPORTUNITY WITH SUBSTANTIAL POTENTIAL
- FRONT ENTERTAINING ROOM
- SPACIOUS REAR ENTERTAINING ROOM
- KITCHEN
- TWO BEDROOMS
- FAMILY BATHROOM WITH WC
- GOOD SIZE WESTERLY FACING REAR GARDEN
- REQUIRES SOME MODERNISATION



## ROOM DESCRIPTIONS

### Enclosed Vestibule

Front entrance door with window to side; tiled flooring.

### Spacious Front Entertaining Room

15' 11" x 11' 10" (4.85m x 3.61m) U.P.V.C framed double glazed window to front; stairs to first floor with an under stairs storage cupboard.

### Spacious Rear Dining Room

15' 11" (maximum dimensions) x 11' 11" (4.85m x 3.63m)  
Two U.P.V.C framed double glazed windows to rear.

### Kitchen

11' 09" x 8' 09" (3.58m x 2.67m) Base, wall and drawer units; ceramic sink unit with mixer tap; plumbing for an automatic washing machine; space for an under counter refrigerator; 'Tricity Bendix' four burner gas hob with a cooker hood above and built under oven; wall mounted 'Ideal' gas heating boiler; tiled flooring and part tiled walls; two U.P.V.C framed double glazed windows to rear and U.P.V.C framed double glazed door to front and rear.

## FIRST FLOOR

### Landing

Loft access.

### Bedroom No. 1

13' 00" (maximum dimensions) x 11' 10" (3.96m x 3.61m)  
Two U.P.V.C framed double glazed windows; built in cupboard with hanging rails and shelving.

### Bedroom No. 2

12' 00" x 9' 00" (3.66m x 2.74m) U.P.V.C framed double glazed windows to rear and side.

### Family Bathroom with WC

Suite comprising a low level wc; wash hand basin in a vanity unit with cupboard below; panelled bath with a mains shower above; built in linen cupboard with shelving; part tiled walls; U.P.V.C framed double glazed window to rear.

## OUTSIDE

Gardens are present to the front and rear. The elevated front garden has a steep pathway leading to the front door and is gravelled for ease of maintenance with borders containing shrubs and bushes. The westerly facing rear garden has a patio area and is laid to lawn with well stocked borders.

## PLEASE NOTE

\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order \*\*

## NOTE

Council Tax Band C

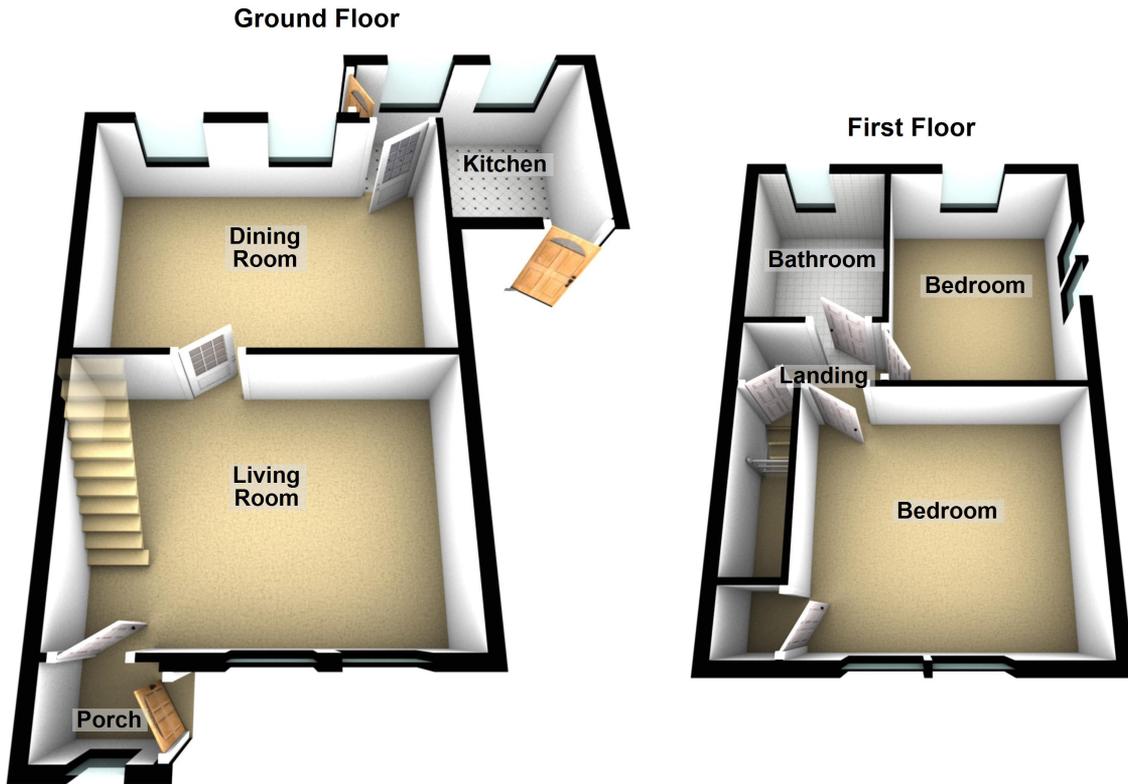
EPC Rating D







# FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

## 3 The Cottages, Hightown

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

