



## 3 St. Stephens Road, Liverpool, L38 0BL

### Offers Over £350,000

A rather **SPLENDID** opportunity to acquire this charming three bedroom semi detached residence, built by the well regarded Joseph Bulman in 1933, occupying a **PRIME** position in the very heart of sought after Hightown Village. Perfectly placed, the property is just a short stroll to the train station, local shops, the **BEACH** and the village pub, offering an enviable coastal lifestyle.

This attractive home benefits from driveway parking, gardens (partially elevated) to the side and rear, providing exciting scope for landscaping or future extension, subject to the usual consents. Well-maintained and **READY TO MOVE IN**, the property also presents **WONDERFUL POTENTIAL** to upgrade or **EXTEND** over time to suit individual taste.

Entry is via a welcoming porch which opens into an **IMPRESSIVE** double height galleried hallway, creating a striking first impression and a true sense of character synonymous with the era. There are two well proportioned reception rooms, comprising a delightful front lounge with large bay window, and a rear dining room with sliding patio doors opening onto the **WEST FACING** rear garden, perfectly positioned to enjoy those **AMAZING HIGHTOWN SUNSETS**.

The kitchen is well-equipped and particularly bright, benefiting from dual aspect windows that flood the space with natural light.

To the first floor, the principal bedroom enjoys a front aspect with an attractive large bay window. There are two further bedrooms overlooking the rear garden, along with a bathroom and separate WC, which offer clear



# Vestibule

# Hall

# Front Lounge

15'3" x 12'11" (4.66 x 3.96)

# Kitchen

15'8" x 8'10" (4.78 x 2.70)

# Dining Room

12'10" x 11'8" (3.93 x 3.57)

# Landing

# Bedroom 1

14'11" x 13'5" (4.56 x 4.11)

# Bedroom 2

11'8" x 11'7" (3.58 x 3.55)

# Bedroom 3

8'10" x 8'5" (2.71 x 2.57)

# Bathroom

5'11" x 5'10" (1.81 x 1.79)

# WC

6'4" x 2'5" (1.94 x 0.76)



TOTAL FLOOR AREA: 1345sq ft (125.0 sq.m) approx.  
While every attempt has been made to ensure the accuracy of the British Standard metric measurements of floor, volume, mass and any other data and appropriate and 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. The agents, successors and assignees thereof have not been tested and no guarantee can be given regarding its accuracy or any other data.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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