



30 Mark Road, Hightown, Sefton L38 0BH

Offers Over £325,000

Welcome to this charming three-bedroom semi-detached bungalow located on Mark Road in the picturesque area of Hightown, Sefton.

This lovely property boasts a fantastic location just a stone's throw away from the stunning Hightown Beach, perfect for those who enjoy seaside strolls and the fresh sea air. The versatile accommodation throughout caters to a range of buyers, whether you are a young family looking to settle down or retirees seeking a peaceful retreat by the coast.

Upon entering, you are greeted by an entrance hall with cloaks cupboard, from here you access the bay fronted master bedroom, a study/bedroom and a bathroom with bath, corner shower & water saving WC. To the rear of the property is the spacious living/dining room with log burner & sliding doors out to the rear garden. This is an ideal space for entertaining guests or simply relaxing with your loved ones. Completing the ground floor layout is a modern fitted kitchen with a range of integrated appliances. The upper floor provides two further bedrooms, one of which is currently utilised as a dressing room/WC.

One of the highlights of this property is the south-facing rear garden, perfect for enjoying sunny afternoons or hosting summer barbecues. Additionally, the property boasts a detached garage and covered log store. Further benefits include double glazing and gas central heating.

Don't miss out on the opportunity to own this delightful bungalow in such a sought-after location. Get in touch straight away to arrange a viewing today!



Hallway

Cloaks cupboard.

Bathroom

Double glazed window, bath, corner shower, towel radiator, water saving WC & basin,

Bedroom 1

Double glazed windows to bay & radiator.

Study/bedroom 2

Double glazed window, radiator & storage cupboard.

Living room/dining room

Log burning stove, stairs to upper floor, double glazed window & UPVC sliding doors to rear garden.

Kitchen

Range of wall & base units, double glazed windows to bay, stainless steel sink & mixer tap, induction hob, Neff oven, ,extractor hood, integrated fridge freezer, integrated dishwasher, door to log store & space for washing machine.

Landing

Bedroom 3

Radiator, velux window, storage in eaves & wardrobe space.

Dressing room/WC

Double glazed window, clothing rails. mirrored wall, radiator, WC & basin.

Externally

Front garden with gravel driveway providing off street parking. Sheltered log store to the side of the property with gated access. Detached garage with up & over door. South facing rear garden with laid to lawn, patio area & mature borders.

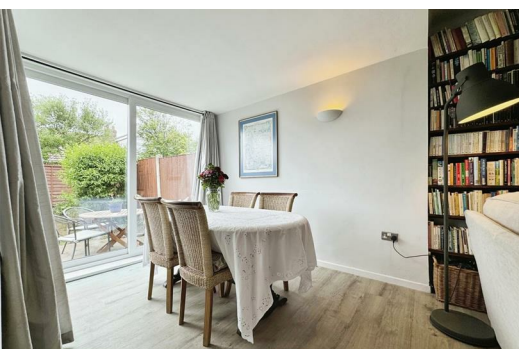
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The measures, volumes and capacities shown here are not tested and no guarantee is given for the accuracy of anything shown on the plan.

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