



**Annisgarth, 2A Windermere Road, Hightown, Liverpool,
Merseyside. L38 3RL**

£595,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Welcome to Annisgarth which is an attractive detached residence set within a generous FREEHOLD plot extending to approximately 0.25 of an acre, positioned in this highly regarded location in Hightown and offering 2400 square feet of well planned accommodation this spacious family home provides a rare opportunity for buyers to personalise a property to their own taste and requirements.

Internally the accommodation is both extensive and versatile, comprising a spacious reception hall, a large principle entertaining room with feature stone fireplace, formal dining room and a separate sitting room ideal for relaxed living. The attractive dining kitchen enjoys views over the rear garden and is complemented by a generous laundry room, additional features to the ground floor include a home office and cloakroom/W.C. To the first floor there are FOUR good sized bedrooms including a generous principle bedroom with a modern en-suite bathroom and a separate contemporary family shower room serves the remaining bedrooms.

Externally, the property is approached via a wide driveway providing excellent off-road parking and access to the double garage. The beautifully maintained westerly facing rear garden with its extensive lawn, mature trees and hedging offer excellent privacy and the spacious paved terrace provides the perfect setting for outdoor entertaining.

The village of Hightown offers a quiet semi rural location with a community spirit and beach on your doorstep, essential amenities include Doctors, Dentist, Pharmacy, Village Store and transport links including Hightown railway station and bus services including free school buses taking and dropping children to local schools in Formby & Crosby.

FEATURES

- NO ONWARD CHAIN
- HIGHLY REGARDED LOCATION IN HIGHTOWN
- STUNNING PLOT EXTENDING TO APPROXIMATELY 0.3 OF AN ACRE
- THREE ENTERTAINING ROOMS AND ATTRACTIVE DINING KITCHEN
- FOUR BEDROOMS
- MODERN EN-SUITE BATHROOM AND SEPARATE FAMILY SHOWER ROOM
- GAS HEATING SYSTEM
- DOUBLE GARAGE AND AMPLE OFF ROAD PARKING
- STUNNING WESTERLY FACING REAR GARDEN



ROOM DESCRIPTIONS

Covered Entrance

Tiled step.

Spacious Reception Hall

12' 07" x 12' 03" (3.84m x 3.73m) Glazed door with obscure glass and matching side panels; stairs to first floor.

Cloakroom/W.C.

Suite comprising wall mounted wash hand basin; low level W.C.; tiled floor; glazed window to front with obscure glass.

Sitting Room

11' 05" x 12' 02" (3.48m x 3.71m) Glazed window to front; fireplace fitted with dual fuel stove.

Entertaining Room

23' 10" into recess x 16' 04" (7.26m x 4.98m) Two glazed windows to front; glazed double opening French doors opening to rear garden; feature stone fireplace with matching interior and hearth fitted with electric stove; open to:-

Dining Room

16' 11" x 10' 00" (5.16m x 3.05m) Glazed window to rear.

Dining Kitchen

17' 05" x 9' 11" (5.31m x 3.02m) Range of base, wall and drawer units; granite working surfaces incorporating a one and a half bowl inset stainless steel sink with mixer tap; space for range style cooker with brushed steel splash back and extractor canopy over; plumbing for automatic dishwasher; space for upright refrigerator/freezer; china cupboards; part tiled walls; tiled floor; two glazed windows to rear with granite sills.

Laundry Room

8' 11" x 9' 05" (2.72m x 2.87m) Base and wall units; single drainer, stainless steel sink unit with mixer tap; plumbing for automatic washing machine; wall mounted Worcester gas heating boiler; part tiled walls; tiled floor; double glazed window and door to rear; door to garage.

Office

8' 11" x 9' 05" (2.72m x 2.87m) Glazed window to rear.

First Floor

Landing

Loft access; cylinder/linen cupboard.

Bedroom No. 1

13' 7" x 13' 00" (4.14m x 3.96m) Glazed window to front and side; built in wardrobes to one wall.

Luxury En-Suite Bathroom

6' 06" into recess x 9' 06" (1.98m x 2.90m) Suite comprising panelled bath with mains shower over with fixed head and hand held shower attachment; inset wash hand basin; low level W.C. with concealed cistern; chrome ladder style radiator; inset mirror; shaver point; tiled walls; tiled floor; glazed window to front.

Bedroom No. 2

11' 06" x 12' 01" (3.51m x 3.68m) Glazed window to front; built in wardrobes to one wall.

Bedroom No. 3

13' 05" x 7' 04" (4.09m x 2.24m) Glazed window to rear.

Bedroom No. 4

11' 04" x 10' 00" (3.45m x 3.05m) Glazed window to rear.



ROOM DESCRIPTIONS

Attractive Family Shower Room

9' 02" x 6' 08" (2.79m x 2.03m) Tiled shower compartment with mains fitment, fixed head and hand held shower attachment; wall hung wash hand basin; bidet; low level W.C.; chrome ladder style radiator; wall hung toiletries cupboard; shaver point; tiled walls; tiled floor; glazed window to rear with obscure glass.

Outside

Attached Double Width Garage

18' 10" x 17' 11" (5.74m x 5.46m) Two metal up-and-over doors; power and light.

Gardens

Complimented by mature gardens to front and rear with the benefit of a westerly rear aspect.

Workshop/Potting Shed

Council Tax Band - G

EPC Rating - D

PLEASE NOTE

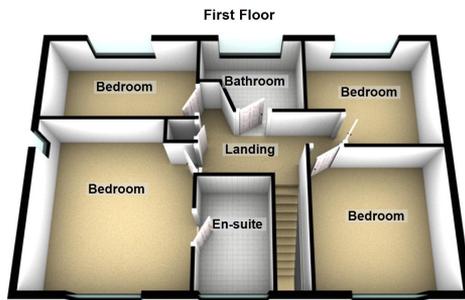
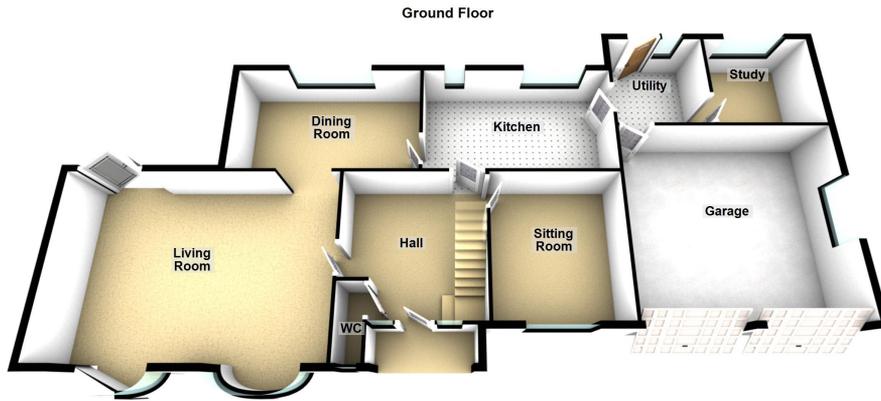
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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 **







FLOORPLAN & EPC



Sizes are approximate
Plan produced using PlanUp.
2A Windermere Road, Hightown

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

