



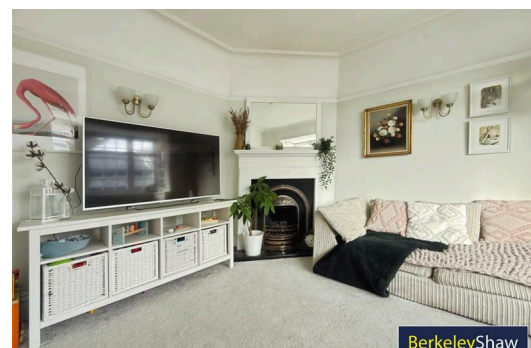
## Elvden Cottage School Road, Liverpool, L38 0BN

Offers Over £280,000

A CHARMING 1908 COTTAGE set in the HEART OF HIGHTOWN VILLAGE just a short two minute walk from the train station coffee shop pub and local shops. Built by Joseph Bulman this attractive home blends character and comfort with an original fireplace a stable door from the kitchen and traditional internal doors complete with steel latches. The property has been much improved by the current owners and is READY TO MOVE INTO with no works required making it ideal for buyers seeking both charm and convenience in a SOUGHT AFTER COASTAL VILLAGE.

The accommodation offers two welcoming reception rooms a well appointed kitchen and three bedrooms comprising two doubles and one single. A modern shower room features a spacious double shower while the landing is flooded with natural light from a velux window creating a bright airy feel. To the rear is a private garden with artificial lawn mature shrubs and a covered canopy porch providing an inviting outdoor space to relax and entertain.

HIGHTOWN L38 is a charming COASTAL VILLAGE offering a relaxed lifestyle with a beautiful SANDY BEACH, River Alt and scenic CYCLE paths perfect for walking running and outdoor living. The area benefits from a convenient HIGHTOWN TRAIN STATION providing direct access to nearby Southport and Liverpool City Centre's. Within the village there is a friendly LOCAL PUB popular COFFEE SHOP PHARMACY DOCTORS and DENTIST along with TWO CONVENIENCE STORES making essentials easily accessible residents also enjoy strong community spirit and active leisure options including BLUNDELL SANDS SAILING CLUB and HIGHTOWN CLUB creating an ideal setting for families professionals and those seeking a peaceful yet well connected location.



## Hall

### Lounge

13'6" x 10'7" (4.12 x 3.25)

Charming front lounge with bay window and focal feature fireplace. Fitted carpet.

### Dining Room

9'11" x 9'4" (3.03 x 2.87)

A second reception ideal for the family to dine together, window to rear garden, fitted carpets.

### Kitchen

14'4" x 8'2" (4.37 x 2.50)

A bright kitchen with three windows to rear garden, a range of base and high-level fitted white cupboards and laminate work surfaces, one and a half stainless steel sink with drainer, plumbing for washing machine, 4 ring gas hob with oven and grill below and over extractor fan. Stable door to rear porch/canopy area with tiled flooring and brick store housing the Valliant combi boiler.

### Canopy/Rear Porch

Handy area for storage, protected from the rain. Tiled flooring.

### Landing

#### Bedroom 1

13'1" x 11'6" (4.00 x 3.51)

DOUBLE to the front aspect, original floorboards, fitted wardrobes.

#### Bedroom 2

9'10" x 9'4" (3.02 x 2.87)

DOUBLE with window to the rear aspect, fitted carpets and built in wardrobes

#### Bedroom 3

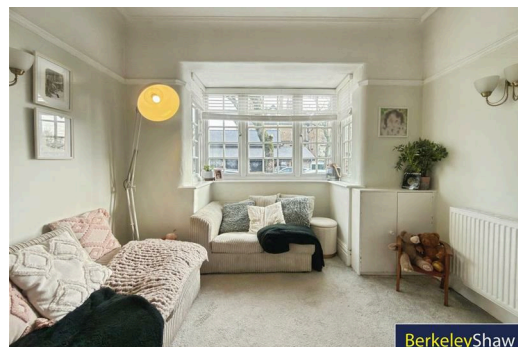
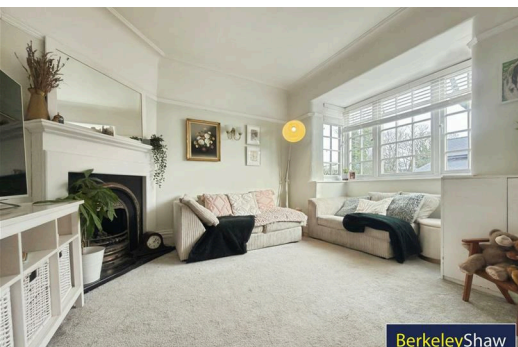
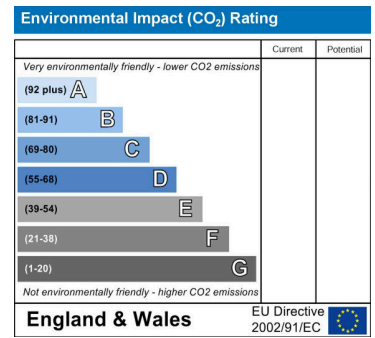
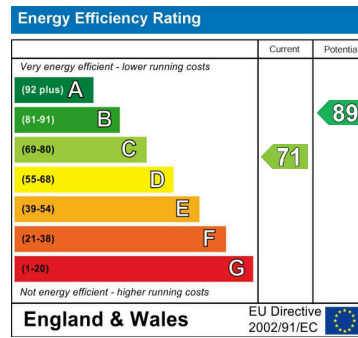
10'0" x 8'4" (3.06 x 2.56)

SINGLE - to the rear aspect, fitted carpet.

### Bathroom

6'1" x 5'6" (1.86 x 1.69)

Modern Shower Room with double shower with sliding glass screen, WC and sink. Window to side aspect. tiled walls and floor.



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