



## 37 Mark Road, Liverpool, L38 0BG

### Offers Over £290,000

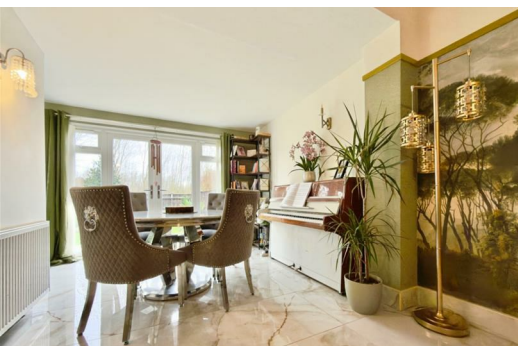
**\*\*No Chain | Extended 2 Bedroom Semi-Detached Bungalow | Backing onto MOD Land | Freehold\*\***

Offered for sale with **NO ONWARD CHAIN**, this beautifully presented, **EXTENDED** two-bedroom semi-detached 'true' bungalow, built in 1958, is in excellent modern condition throughout. Situated in a sought-after coastal location, the property backs directly onto secure MOD land, ensuring privacy with a rear aspect that is not overlooked.

Within walking distance of Hightown Beach and the scenic Sefton Coastal Path, the home is perfect for lovers of coastal walks and outdoor living. Hightown TRAIN station, a local coffee shop and VILLAGE PUB are all accessible on foot, offering excellent convenience.

The current owner has updated the property to a high standard, including a full rewire in 2017, new Worcester boiler in 2018 and new flooring in 2026. The contemporary kitchen, fitted in 2017, features quality Neff appliances. The **EXTENDED** open-plan lounge/dining room creates a bright, spacious and flexible living area. The modern bathroom includes a walk-in double shower, ideal for those with **MOBILITY NEEDS**, while both double bedrooms benefit from fitted wardrobes.

Externally, there is a **DETACHED GARAGE** and driveway parking for two vehicles. The rear **GARDEN** enjoys a peaceful outlook over MOD land, providing a rare open aspect. The loft, accessed via a pull-down ladder and



## Hall

## Kitchen

13'2" x 8'10" (4.02 x 2.70)

## Bedroom 1

15'8" x 13'1" (4.80 x 3.99)

DOUBLE - fitted wardrobes and wood effect laminate flooring, window to front aspect.

## Bedroom 2

9'2" x 8'10" (2.80 x 2.70)

DOUBLE - Fitted Wardrobes for Queen size bed, wood effect laminate flooring, window to front aspect

## Bathroom

6'7" x 8'10" (2.01 x 2.70)

## Living Room

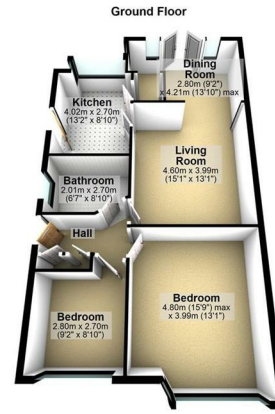
15'1" x 13'1" (4.60 x 3.99)

EXTENDED

## Dining Room

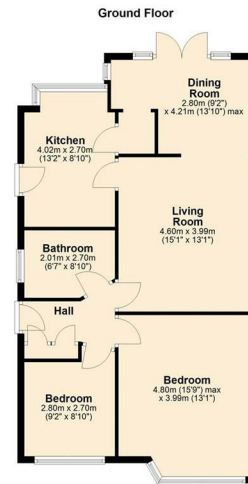
9'2" x 13'9" (2.80 x 4.21)

## Garage



Sizes are approximate  
Plan produced using PlanIt.

37 Mark Road, Hightown



Sizes are approximate  
Plan produced using PlanIt.

37 Mark Road, Hightown

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	78
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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