BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



Instow Cottage School Road, Liverpool, L38 0BN

Offers Over £290,000

Berkeley Shaw are delighted to offer for sale this beautifully presented THREE-BEDROOM CHARACTER COTTAGE, built in 1908 by Joseph Bulman and situated opposite the village green in the sought-after coastal village of HIGHTOWN. Offering period character, two reception rooms, a conservatory and a PRIVATE WEST-FACING REAR GARDEN, this lovely home enjoys a convenient position close to village amenities.

The ground floor offers two welcoming reception rooms, each featuring its own fireplace, providing comfortable spaces for relaxing and entertaining. The large front bay windows fill the lounge & dining rooms with natural light. The kitchen is well-equipped and leads with double doors into conservatory, while the conservatory overlooks the rear garden and opens directly onto it. A ground-floor WC adds further convenience.

Upstairs, there are two double bedrooms and a third bedroom offering flexibility as a home office or guest room. A stylish modern shower room with a generous double walk-in shower completes the first-floor accommodation.

The private west-facing rear garden provides an inviting setting for morning coffee, outdoor dining and enjoying the evening sunshine.

Hightown railway station, the village pub, coffee shop and convenience store are all nearby, alongside a pharmacy, dentist and bus stop, making this an appealing choice for downsizers seeking amenities close to hand. The sandy beach and scenic coastal walks are also within easy reach, while direct rail services connect the village to Liverpool and Southport.

Council Tax Band B.







Hall

Lounge
14'6" x 13'5" (4.42 x 4.10)

Downstairs WC

Dining Room
11'5" x 12'5" (3.48 x 3.81)

Kitchen
14'9" x 8'0" (4.52 x 2.44)

Conservatory
11'8" x 10'0" (3.58 x 3.05)

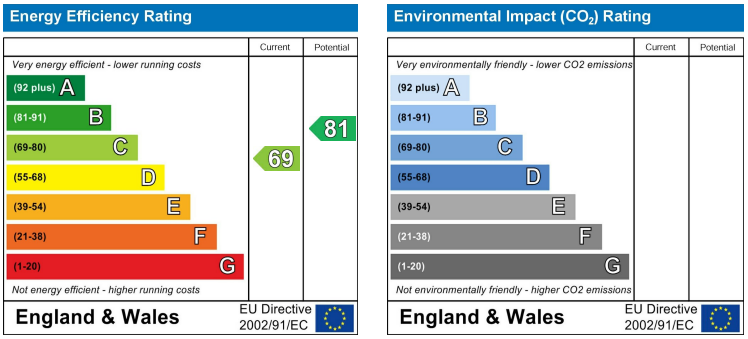
Bedroom 1
10'9" x 14'5" (3.28 x 4.40)

Bedroom 2
12'7" x 8'9" (3.84 x 2.67)

Bedroom 3/Study
6'9" x 8'2" (2.06 x 2.50)

Bathroom
6'3" x 6'11" (1.93 x 2.13)











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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