



## 11 Richmond Close, Hightown, L38 9GH

### £1,100

Beach location, this Detached bungalow presents an exceptional opportunity for those seeking a comfortable and stylish home.

Upon entering, you are greeted by a welcoming entrance hallway that leads into a delightful lounge and dining area. Just off the Dining area is a separate kitchen. There are two double bedrooms and a family bathroom.

The exterior of the property is a good size garden backing on to the Sand dunes at the beach, for those seeking wonderful outdoor living. The front of the bungalow boasts a generous driveway, accommodating parking for two vehicles, positioned in front of a detached garage.



Conveniently situated, this bungalow is in close proximity to local amenities and benefits from excellent transport links, making it an ideal base for commuting to Liverpool, Manchester, and beyond.

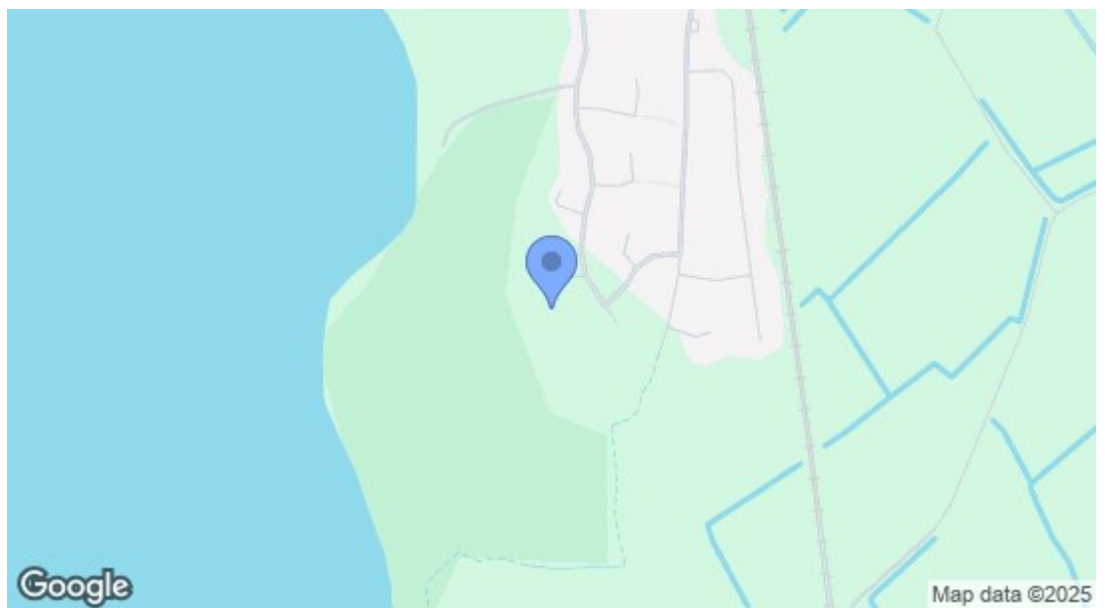
Viewing is highly recommended to fully appreciate the charm and quality of accommodation on offer in this delightful bungalow.

- Detached Bungalow
- Detached Garage
- Beach front Location
- Two Bedrooms
- Available Now
- Viewing Required
- Off road Parking for two cars
- Unfurnished
- Council Tax Band D





| Energy Efficiency Rating   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i>   |         |           |
| (92 plus) <b>A</b>   |         |           |
| (81-91) <b>B</b>   |         |           |
| (69-80) <b>C</b>   |         |           |
| (55-68) <b>D</b>   |         |           |
| (39-54) <b>E</b>   |         |           |
| (21-38) <b>F</b>   |         |           |
| (1-20) <b>G</b>  |         |           |
| <i>Not energy efficient - higher running costs</i>   |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating   |         |           |
|  | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i>   |         |           |
| (92 plus) <b>A</b>   |         |           |
| (81-91) <b>B</b>   |         |           |
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116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
 sales@bluerowhomes.co.uk  
 www.bluerowlettings.com

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