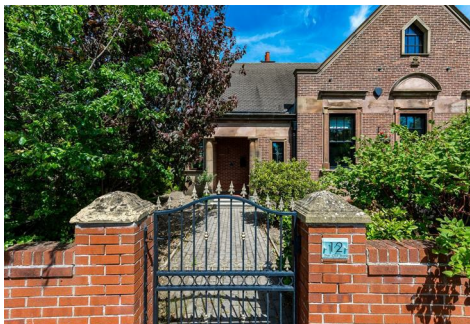




**KAREN PARKS**  
SALES & LETTINGS



**12 Lower Alt Road, Liverpool, L38 0BB**  
**Offers Over £610,000**

Karen Parks Sales and Lettings are pleased to offer the rare opportunity to purchase The Old Bank, situated in Hightown and offering the perfect blend of history, character and modern features throughout this fantastic Edwardian property - dating back to 1910. The house has been beautifully decorated and immaculately presented throughout and boasts plenty of living space making it the perfect home for a family or entertaining. The property briefly comprises of: enclosed porch, grand entrance hallway, a recently fitted kitchen, utility room, dining room with open fire, spacious living room, a bar, WC and ground floor double bedroom. Leading up to the first floor is a mezzanine landing with a further three double bedrooms and family bathroom. The master bedroom benefits from an ensuite WC and the fourth bedroom has doors opening out onto a balcony. The front of the property has beautiful original features and large sash windows, there is a paved driveway for off road parking. The house is situated on a corner plot with wrap around sunny gardens spanning the property. It is situated close to local amenities such as the train station, Hightown pub, shop and cafe. It is also just a short stroll to Hightown beach.

Offered for sale WITH NO ONWARD CHAIN. Only with internal inspection can you appreciate the space and quality on offer.

## ACCOMMODATION

### Ground Floor

#### Enclosed Porch

The enclosed porch has a beautiful marble floor and leads into the hallway and one double glazed window.

#### Hallway



The spacious and welcoming hallway has stunning high ceilings and three double glazed sash windows allowing an abundance of light to flow in. There are four radiators and two built-in storage cupboards.

#### Dining Room 13'9" x 15'1" (4.2 x 4.6)



The dining room offers high ceilings and an open fire which is perfect for entertaining on a winter's evening surrounded by period features. There is a large double-glazed bay window and an additional window to the side and one radiator.

#### Kitchen 10'8" x 10'1" (3.26 x 3.08)



The recently fitted, high-end kitchen has a range of wall and base units providing ample storage for the kitchen. There is a sink with double-glazed window above and space for a fridge freezer, dishwasher and range cooker. There is a sleek upright wall-mounted radiator and door to the utility.

#### Utility Room 9'4" x 9'1" (2.87 x 2.79)



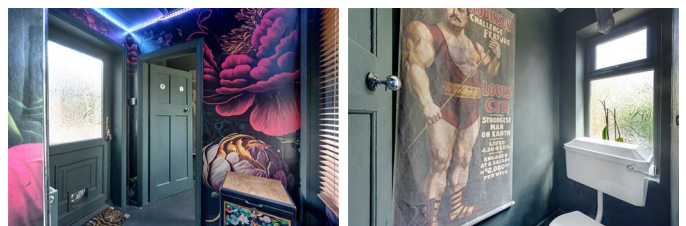
Leading down from the kitchen is the utility room with further units for storage and the boiler is located here. There is space for a washing machine and dryer, and two double-glazed windows.

#### Living Room 17'5" x 16'2" (5.32 x 4.94)



The spacious living room has impressive high ceilings, a large media wall with electric fire, built-in alcove units with shelving above, two elegant sash windows and a radiator.

#### WC



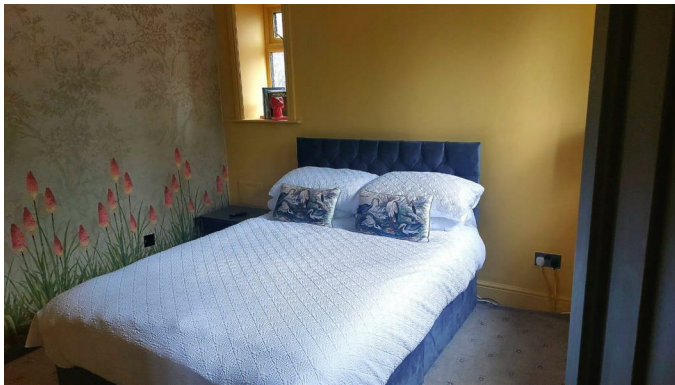
WC with hand wash basin and double-glazed window.

### Bar 9'5" x 9'3" (2.88 x 2.83)



'The Vault' has been turned into a bar by the current owners which provides a great space for entertaining guests after a dinner party. There is space for seating and an upright wall mounted radiator.

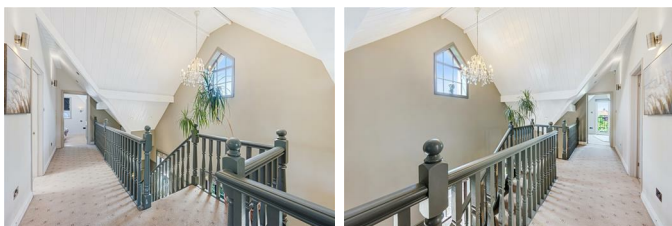
### Bedroom 3 10'2" x 9'3" (3.10 x 2.83)



The third double bedroom is located on the ground floor and has one radiator and four double glazed windows.

### First Floor

#### Landing



The mezzanine landing is a lovely feature of the property making it feel bright and airy to the first floor.

### Bedroom 1 15'8" x 14'11" (4.78 x 4.56)



The spacious master bedroom has two sets of fitted wardrobes providing plenty of storage space, a double glazed window to the side and velux window, one radiator and door to ensuite.

#### Ensuite WC



Ensuite WC with hand wash basin.

### Bedroom 2 14'7" x 9'4" (4.47 x 2.85)



The second double bedroom has a velux window, double glazed window to the side, one radiator and built in wardrobe.

### Bedroom 4 10'7" x 10'1" (3.24 x 3.09)



This room is a stunning feature of the house and could either be used as fourth bedroom, an office or sitting area with double doors opening onto a balcony which is the perfect space to enjoy a morning coffee or a glass of wine watching a sun set over the coast. There are a row of fitted wardrobes and one radiator.

## Balcony



Opening out from double doors is a balcony with space for seating to enjoy views out towards the coast or over the garden.

## Bathroom 11'8" x 11'1" (3.58 x 3.40)



The family bathroom comprises of a corner bath with over head shower with two shower heads, newly fitted hand wash basin with drawers below and light up mirror above, WC, two velux windows and access into eaves storage.

## Outside

### Front Garden



The property which was once a former bank has a pathway leading to the porch area and framed with pillars either side, there are an array of mature trees to the front of the house giving curb appeal and offering privacy whilst still showing it's original character features of the house. There is a paved driveway to one side providing off road parking.

### Rear Garden



The Old Bank occupies an excellent corner plot with wrap around gardens with various seating areas.

Leading out from the rear door is a large raised decking area with a beautiful pergola above and space for seating - a perfect spot for breakfast in the garden. There is a large area laid to lawn and boarded by beds containing an excellent array of mature bushes, trees and plants. There is a further seating area to the side of the property.

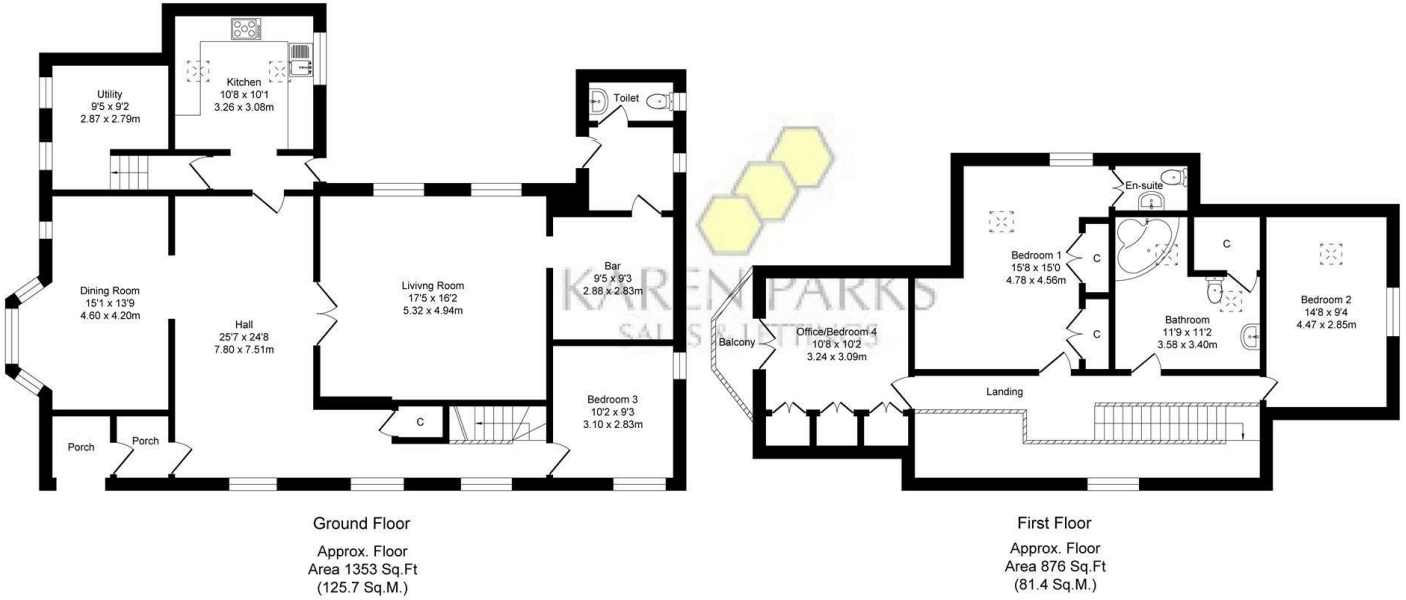
## Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

# Floor Plan

## The Old Bank, Lower Alt Road Hightown, Liverpool Total Approx. Floor Area 2229 Sq.ft. (207.1 Sq.M.)

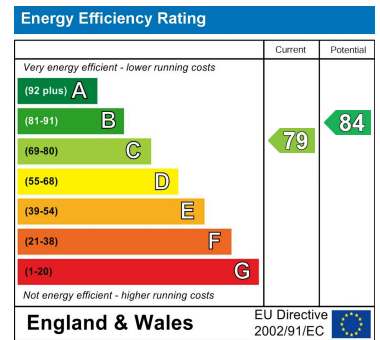
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.