

Fowler Height House Heys Lane, Livesey

£475,000 Freehold

A substantial detached property with immense kerb appeal, situated on an enviable plot in the desirable area of Livesey. This charming home features an extensive driveway and impressive gardens, making it the perfect family residence.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G



A substantial detached property with immense kerb appeal, situated on an enviable plot in the desirable area of Livesey. This charming home features an extensive driveway and impressive gardens, making it the perfect family residence.

As you enter, you are greeted by a stunning hallway with a staircase leading to the first floor. The generous lounge, with its multi-fuel stove set in a stone surround, exudes character and warmth. Dual aspect windows flood the room with natural light, creating a bright and welcoming atmosphere. The spacious breakfast kitchen is a highlight, boasting numerous base and eye-level units in a high-quality wood finish, complemented by contrasting work surfaces and flooring. There is ample space for dining, making it an ideal setting for family meals and entertaining. The secondary lounge is another beautifully light space, featuring a multi-fuel stove set in a brick surround and gorgeous flooring. Additionally, the ground floor includes a modern three-piece bathroom in white and a utility room with plumbing.

Upstairs, the landing leads to the master bedroom, which is equipped with fitted wardrobes and a stunning original fireplace. There are two further double bedrooms, each offering generous space. The first floor is completed by a three-piece family bathroom suite in white, with a vanity unit providing storage.

This delightful stone-built home is warmed by gas central heating and benefits from double glazing throughout. The property is surrounded by immaculate laid-to-lawn gardens and includes an extensive driveway and car port, offering ample parking. Positioned close to a wide array of amenities and wonderful walking routes, this property must be viewed internally to fully appreciate the charm and space it offers.



Other

Tiled flooring, composite front door, double glazed uPVC window.

Hallway

Tiled flooring, ceiling coving, stairs to first floor, door leading into cellar.

Lounge

Tiled flooring, gas fire set in stone hearth and surround, x1 wooden window, x1 double glazed uPVC window, panel radiator.

Bathroom

Karndean flooring, three piece in white with tiled splash backs, ceiling spotlights, wooden window, panel radiator.

Kitchen

Karndean flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, double electric oven, space for gas cooker, extractor fan, integral dishwasher, space for fridge freezer and dining table, double glazed uPVC window and x2 wooden windows, ceiling spot lights, wooden door.

Utility Room

Karndean flooring, plumbed for washing machine, space for tumble dryer, double glazed uPVC windows and composite door.

Lounge 2

Karndean flooring, ceiling coving, picture rail, multi fuel stove, double glazed uPVC window.

Landing

Carpet flooring.

Bedroom

Floor boards, ceiling coving, fitted wardrobe, feature old fire place, double glazed uPVC window, panel radiator.

Bedroom 2

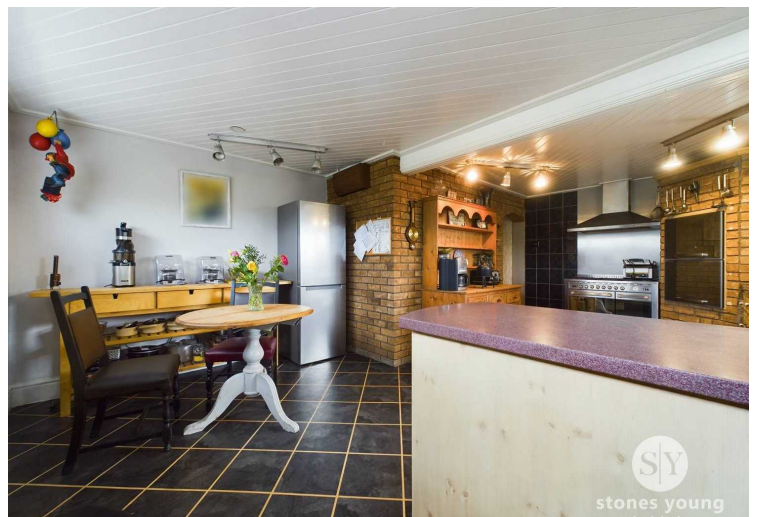
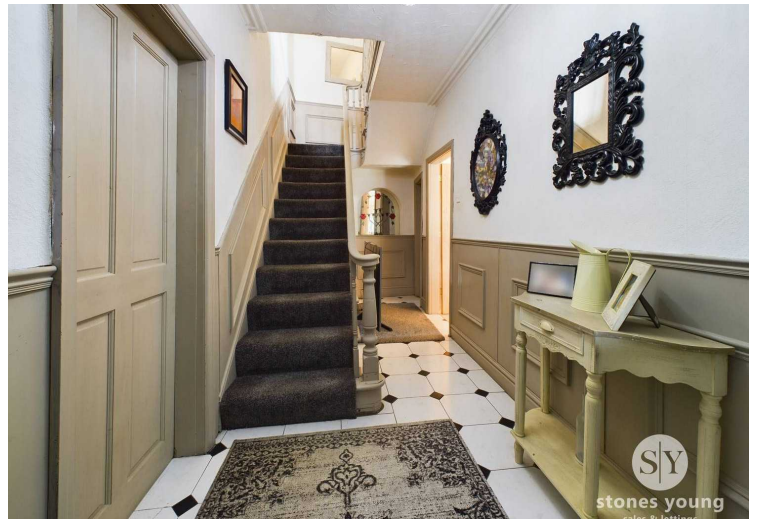
Double bedroom with floor boards, old feature fire place, double glazed uPVC window, panel radiator.

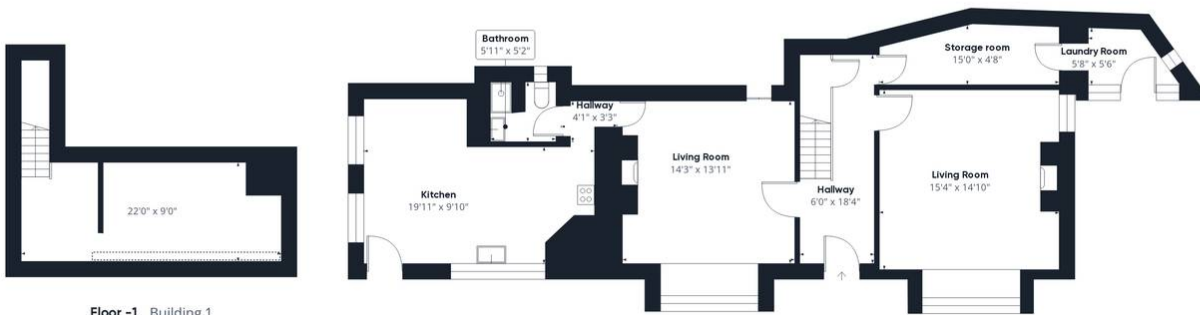
Bedroom 3

Double bedroom with vinyl flooring, storage cupboards x2 one housing boiler, wooden window, panel radiator.

Bathroom 2

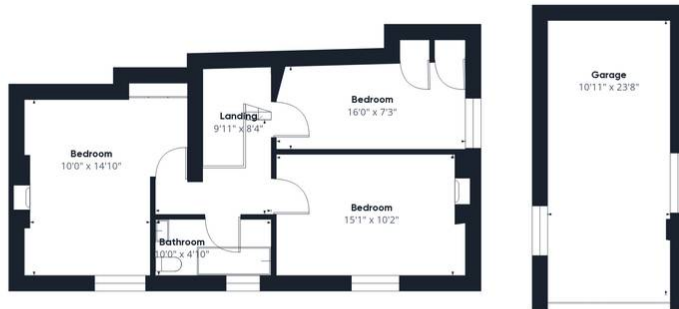
Tiled flooring, three piece in white with vanity cupboard, electric shower over bath, tiled floor to ceiling, frosted double glazed uPVC window, heated towel radiator.





Floor -1 Building 1

Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾
1990.35 ft²

Reduced headroom
35.18 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360