



9 Melrose Way,

Offers Over £220,000

3 Bedrooms

A three bedroom Semi-Detached Home Requiring Modernisation – Ideal Renovation Opportunity

This 3-bedroom semi-detached property is offered with no onward chain and provides an excellent opportunity for those looking to take on a renovation project. Requiring full modernisation throughout, the home offers great scope to update and personalise to your own taste. The ground floor comprises a spacious living room, separate dining area, and a kitchen and utility room. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom. Outside, the property benefits from a generous rear garden, front garden, and side access.



LAND OPPORTUNITY

*** A rare opportunity to acquire a property with development potential, ideal for those seeking a project or wishing to add value. Subject to planning consent, the site offers flexibility for extension, redevelopment, or alternative use. ***

ENTRANCE HALL

With stairs to the first floor, storage cupboard housing the metres and door to lounge.

LOUNGE THROUGH ROOM

21' 6" x 12' 2" (6.57m x 3.72m) A spacious lounge with double glazed leaded bay window to the front aspect, double panel radiator, fireplace, ceiling rose and coving.

DINING ROOM

12' 7" x 10' 11" (3.85m x 3.33m) Double glazed wooden French doors opening up to the rear garden, double panel radiator, ceiling coving and rose.

KITCHEN

0m x 0m) Wall and base units with work surfaces over. Stainless steel sink, drainer and mixer tap. Space for cooker and white goods. Part tiled walls, double glazed window overlooking the rear garden and archway to the utility room.

UTILITY ROOM

A useful space for white goods and door to the side.

LANDING

Double glazed frosted window to the side aspect.

MASTER BEDROOM

11' 4" x 10' 4" (3.46m x 3.17m) A spacious double bedroom with double glazed leaded window to the front aspect, radiator and ceiling coving.

BEDROOM TWO

9' 11" x 7' 8" (3.03m x 2.35m) Another good size double bedroom with double glazed window overlooking the rear garden, radiator and fitted wardrobes.

BEDROOM THREE

7' 1" x 6' 0" (2.16m x 1.84m) A single bedroom with double glazed window overlooking the rear garden and radiator.

BATHROOM

Fitted with a three piece suite comprising of panel bath with high level shower fitting, pedestal wash hand basin and low level W.C. Part tiled walls. Double glazed leaded frosted window to the front aspect and radiator.

EXTERNALLY

Driveway approach to the front providing ample off road parking with an area laid to lawn. To the rear the garden is paved with enclosed boundaries.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		