



22a Rainbow Drive, Melling, L31 1BZ

Offers In Excess Of £90,000

***CASH BUYERS ONLY *** Berkeley Shaw Real Estate are offering for sale this purpose built and recently renovated first floor flat located in the village of Melling, between Maghull, Kirkby and Aintree.

With the benefit of its own private entrance, the property is ready for a buyer to move straight in, includes gas central heating, double glazing and comprises rear entrance with useful ground floor hallway for bikes or pushchairs, stairs to a first floor landing. From there, you access to two double bedrooms overlooking the rear, the bathroom with white suite and the spacious open plan living, dining room and kitchen. This room is the feature of the property being large and bright with the living/dining area overlooking the front and fitted kitchen units including integrated oven and hob.

The property is also being sold without an ongoing chain for a potentially more straightforward purchase.



Private rear entrance

Hallway

useful area for storage or space for bikes and pushchairs, stairs to first floor

First floor landing

storage cupboard

Living/dining/kitchen

18'8" x 17'4" (5.69 x 5.28)

open plan room, with spacious areas for living and dining, inset sink unit with drainer, base and drawer units with worktop surfaces over, wall units, integrated electric hob and oven, plumbing for washing machine, radiator, three double glazed windows

Rear bedroom 1

13'0" x 9'3" (3.96 x 2.82 (3.97 x 2.83))

radiator, double glazed window

Rear bedroom 2

10'0" x 7'9" (3.05 x 2.36)

radiator, double glazed window

Bathroom

white suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, part tiled walls, radiator, double glazed window

GROUND FLOOR
13'4" x 31'7" (4.09 x 9.71) approx.

FIRST FLOOR
6'9" x 16'6" (2.06 x 5.06) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.
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 is given to their operability or efficiency can be given.
Made with Metropix i2024

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 68 | 77 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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