# BerkeleyShaw REAL ESTATE



# 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.







#### Hallway

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

## First floor landing

storage cupboard

## Livinng/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

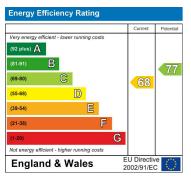
#### Rear bedroom 2

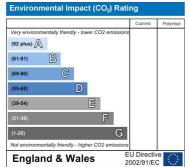
10'0" x 7'9" (3.05 x 2.36)

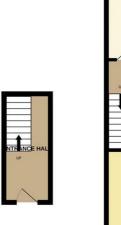
radiator, double glazed window

#### **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









TOTAL FLOOR AREA; 761 sq.ft. (70.7 sq.m.) approx.
Whits every attempt has been made to ensure the accuracy of the floorings contained been, measurements of doors, windows, morous made not often them are approximate and no responsibility is taken for any error, omission or invisitatement. This plans is far illustrative purposes only and should be used as such by any propopeding purchase. The sail as the green consistency of the flooring country and the sail and no guaranteem.











