



41 Melville Road

, Bootle, L20 6ND

Asking price £220,000



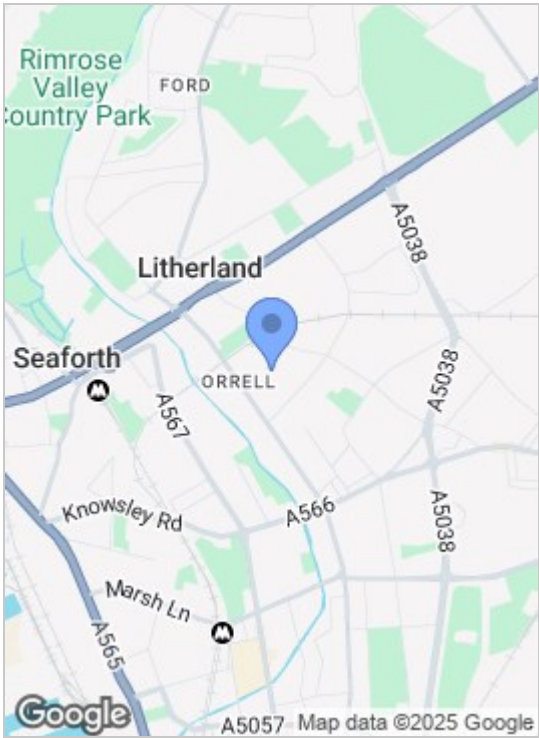
Melville Road presents an exceptional opportunity to acquire an EXTENDED and FULLY REFURBISHED TWO BEDROOM semi-detached home, perfect for families, couples or a single person who is seeking comfort and convenience. This charming residence boasts two spacious DOUBLE bedrooms and a modern bathroom, making it an ideal choice for those looking to settle in a welcoming community.

Upon entering, you are greeted by a warm hallway that leads to a generously sized reception room, perfect for relaxation and entertaining. This room can be separated by bi fold doors or left open to flow into the open plan fitted kitchen and dining area which provides a functional space gatherings, ensuring that every corner of this home is utilised to its fullest potential. The property also benefits from a downstairs WC, utility room plus a rear conservatory with a insulated cosy roof meaning this room can be used all year round.

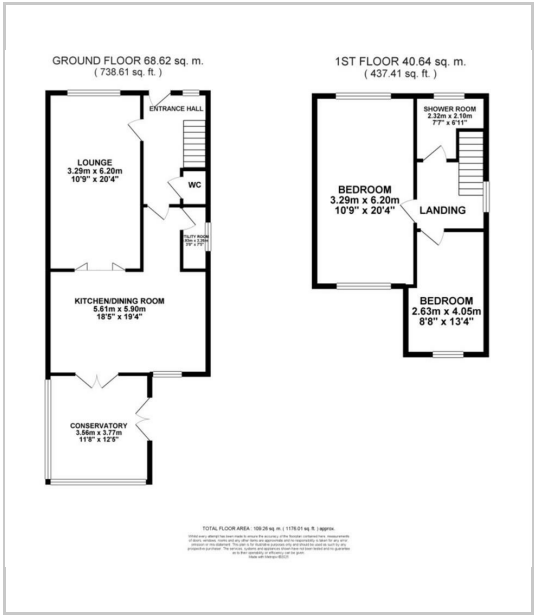
The property is further enhanced by a delightful rear garden, offering a private retreat for outdoor enjoyment. The patio area is perfect for al fresco dining or simply soaking up the sun, while the driveway at the front of the house provides convenient off-road parking for two cars.



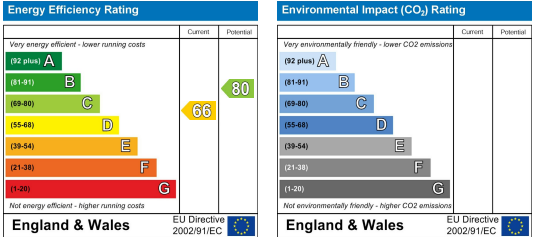
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH	6 Allerton Road, Mossley Hill, Liverpool, L18 1LN	2 Chapel Lane, Formby, Liverpool, L37 4DU
Tel: 0151 909 3003	Tel: 0151 601 3003	Tel: 01704 827 402
Email: crosby@abode.group.co.uk	Email: allerton@abode-group.co.uk	Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk	Web: www.abode-group.co.uk	Web: www.abode-group.co.uk