



Melling Drive, Liverpool L32 1TT

welcome to

Melling Drive, Liverpool

Nestled in a quiet residential area of Kirkby, this home is just a short walk from the vibrant town centre, with shops, schools, and amenities. Kirkby Station and the new Bolt Lane Station, ensures quick commutes to Liverpool City Centre, and nearby



Lounge

10' 9" to max x 18' 10" to max (3.28m to max x 5.74m to max)

Dining Room

11' 11" x 10' 2" (3.63m x 3.10m)

Reception Room Three

10' 5" x 9' 5" (3.17m x 2.87m)

Kitchen

21' 8" x 8' (6.60m x 2.44m)

Utility Room

8' 9" x 9' 9" (2.67m x 2.97m)

Bedroom One

11' 5" to max x 10' 7" to fitted wardrobe (3.48m to max x 3.23m to fitted wardrobe)

Bedroom Two

12' 2" x 10' 8" (3.71m x 3.25m)

Bedroom Three

9' 9" x 10' 7" (2.97m x 3.23m)

Bedroom Four

9' 2" x 7' 8" (2.79m x 2.34m)

Bathroom**Outbuilding**

22' 1" x 7' 8" (6.73m x 2.34m)



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Melling Drive, Liverpool

- Four Bedroom Semi Detached Property
- Lounge
- Dining Room
- Study
- Utility Room

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 1954. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT123567 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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