



Grosvenor Waterford
ESTATE AGENTS LIMITED

Walnut Grove, Melling, Liverpool, L31 1LF



Grosvenor Waterford are delighted to offer for sale this fabulous three bedroom detached house, situated in a quiet cul de sac in sought after Melling. Completely renovated by the current owners the beautiful and spacious accommodation briefly comprises; entrance hall, lounge, newly fitted dining kitchen, utility room and downstairs w.c.. To the first floor there are three bedrooms, the master having en-suite, and a family bathroom. Outside there is a good sized south facing rear garden and open plan front with lawn and driveway leading to the attached garage. The property also benefits from uPVC double glazing, gas central heating (new boiler) and new gutters, soffits and fascias. A perfect family home - viewing highly recommended.

£258,000



Entrance Hall

composite front door, laminate flooring, radiator, built in cupboard, stairs to first floor

Lounge 15'7" (+bay window) x 10'2" (4.75m (+bay window) x 3.10m)



uPVC double glazed bay window to front aspect, glass fronted flame effect electric fire in media wall, two radiators, laminate flooring

Dining Kitchen 18'11" x 8'1" (5.77m x 2.48m)



new fitted white high gloss kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated eye level oven and induction hob, space for american style fridge freezer, integrated dishwasher, vertical radiator, laminate flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

Utility Room 7'1" x 7'4" (2.17m x 2.25m)



base and wall cabinets with complementary worktop, radiator, plumbing for washing machine, laminate flooring, inset ceiling spotlights, uPVC door to rear garden, door to garage

Downstairs W.C. 5'9" x 3'6" (1.76m x 1.08m)

uPVC double glazed window to front aspect, low level w.c., wash hand basin, radiator, laminate flooring, tiled splashbacks

First Floor

Landing

uPVC double glazed window to side aspect, built in cupboard, access to loft space

Master Bedroom 11'8" x 10'3" (3.56m x 3.13m)



uPVC double glazed window to front aspect, radiator, laminate flooring, door to ensuite

EnSuite 2'10" x 7'10" (0.87m x 2.39m)

ensuite with frosted window to side aspect, shower cubicle with mains shower over, low level w.c, wash hand basin, chrome heated towel rail, tiled floor and part tiled walls, inset ceiling spotlights

Bedroom 2 9'2" x 10'3" (2.81m x 3.13m)



uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3 8'5" (max) x 8'4" (max) (2.58m (max) x 2.56m (max))



uPVC double glazed window to rear aspect, radiator, laminate flooring, fitted mirrored wardrobes

Family Bathroom 5'8" x 8'4" (1.74m x 2.55m)



white suite comprising; freestanding curved bath, low level w.c. and wash hand basin, chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to front aspect

Outside

South Facing Rear Garden

good sized garden laid mainly to lawn with shed and gated access to front

Front Garden

open plan front with lawn and tarmac driveway leading to the attached garage

Attached Garage 16'11" x 8'2" (5.17m x 2.50m)

up and over door, power and light, door to utility room

Additional Information

Tenure : Leasehold
Council Tax Band : D
Local Authority : Sefton

Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.

We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	



