



## Iris Park Walk, Melling, Liverpool, L31 1FB £425,000

Grosvenor Waterford are delighted to offer for Sale this fabulous five bedroom detached property situated just off Waddicar Lane, Melling, beside the Leeds Liverpool Canal with open views to the front of the property across the canal. The substantial property offers spacious open plan accommodation comprising; entrance hall, sitting room, lounge, dining area, kitchen, utility space and cloakroom. To the first floor there are three double bedrooms, one with en-suite, one an open plan master bedroom with bathroom, and a further separate family bathroom. To the second floor there are two further bedrooms and a shower room. Outside there is an enclosed rear garden with converted garage now a pool room/bar and landscaped open plan front with off road parking. The property benefits from uPVC double glazing throughout and gas central heating. Viewing is recommended for this sought after and stunning family home.



### Entrance Hall

composite front door, laminate tiled flooring, inset ceiling spotlights, radiator, stairs to first floor with glass panels

### Sitting Room

10'5" x 10'2" (3.18m x 3.10m)

uPVC double glazed bay window to front aspect, radiator, laminate tiled flooring, inset ceiling spotlights

### Lounge

20'9" x 10'7" (6.35m x 3.25m)

uPVC double glazed bay window to front aspect, radiator, glass front fronted hole in the wall feature gas fire place with electronic ignition, laminate tiled flooring, radiator, inset ceiling spotlights, open to dining room

### Kitchen / Dining Area

14'10" x 29'3" (4.53m x 8.92m)

high quality fitted kitchen with a range of high gloss base, larder and wall cabinets with complementary quartz worktops, centre island with induction hob and integrated oven integrated dishwasher, space for american style fridge freezer, two radiators, part porcelain tiled flooring/part laminate tiled flooring, inset ceiling spotlights, uPVC double bi-fold doors opening onto the rear garden, uPVC double glazed window to rear aspect, four skylights, open to utility area

### Utility Area

6'7" x 6'7" (2.02m x 2.02m)

further selection of high gloss base, larder and wall cabinets with complementary quartz worktops, plumbing for washing machine, vertical radiator, tiled flooring, inset ceiling spotlights, fully glazed uPVC door to side aspect

### Cloakroom

4'11" x 3'1" (1.51m x 0.95m)

frosted glass door, low level w.c. and wall mounted hand wash basin, tiled floor and walls, heated towel rail, inset ceiling spotlights

### First Floor

#### Landing

uPVC double glazed window to front aspect, radiator stairs with glass panels to second floor

#### Master Bedroom

24'8" x 10'3" (7.53m x 3.14m)

open plan with bedroom area with radiator, inset ceiling spotlights, panelled walls and uPVC double glazed windows to front and side aspects and bathroom with freestanding bath, shower cubicle with mains shower, low level w.c. and wall mounted wash hand basin, two heated towel rails, tiled floor and walls, inset ceiling spotlights, and uPVC double glazed window to rear aspect.

#### Bedroom 2

13'3" x 11'0" (4.04m x 3.37m)

uPVC double glazed window to rear aspect, laminate flooring, radiator, door to ensuite shower room

#### Ensuite Shower Room

4'4" x 11'0" (1.33m x 3.36m)

shower cubicle with mains shower, low level w.c. and wash hand basin, radiator, tiled floor and walls, uPVC double glazed frosted window to side aspect

#### Bedroom 3

11'7" x 11'0" (3.55m x 3.36m)

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

#### Family Bathroom

8'2" x 7'4" (2.50m x 2.24m)

modern white bathroom suite with bath, low level w.c. and wash hand basin, radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

### Second Floor

#### Landing

skylight to rear aspect, loft access, built in cupboard

#### Bedroom 4

18'1" x 10'5" (5.52m x 3.18m)

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

#### Bedroom 5

18'1" x 9'5" (5.52m x 2.88m)

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

#### Shower Room

8'7" x 5'9" (2.62m x 1.77m)

shower cubicle with mains shower, low level w.c. and wash hand basin, radiator, tiled floor and part tiled walls

#### Outside

##### Rear Garden

enclosed ornamental rear garden with patio areas and slate filled flower beds, borders, shed

##### Detached Games Room

former double garage now converted into a games room with two sets of uPVC double glazed french doors to rear garden and tiled floor, wall mounted heaters, inset ceiling spotlights, separate uPVC door to rear garden

##### Front Garden

open plan landscaped front with slate borders and block paved driveway

#### Additional Information

Tenure :

Council Tax Band : F

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](http://www.gov.uk/government/organisations/land-registry).



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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England & Wales		EU Directive 2002/91/EC	