



Rainbow Drive, Melling, Liverpool, L31 1BZ £179,995

Grosvenor Waterford are delighted to offer for sale this impressively extended three bedroom semi detached house situated in popular Melling and convenient for local shops, schools and other amenities. The spacious accommodation briefly comprises; entrance porch, through lounge dining room, kitchen, morning room, storage room with downstairs w.c. and play room. To the first floor there are three bedrooms and a family bathroom. Outside there is a lovely south facing rear garden and front garden with off road parking leading to the attached garage. The property also benefits from uPVC double glazing, new roof (approx 5 years ago) and gas central heating and is offered with the added advantage of no ongoing chain. An early viewing of this attractive family home is highly recommended.



Entrance Porch

4'1" x 5'2" (1.26m x 1.58m)
front door, uPVC double glazed windows to front and side aspects

Lounge/Dining Room

14'8" x 15'5" + 11'9" x 8'4" (4.49m x 4.71m + 3.60m x 2.56m)
open plan with uPVC double glazed window to front aspect, hole in the wall gas fire, two radiators, stairs to first floor

Kitchen

10'1" x 6'7" (3.08m x 2.02m)
fitted kitchen with a range of base cabinets with complementary worktops, cooker, part tiled walls, uPVC double glazed window to rear aspect

Morning Room

6'2" x 10'0" (1.90m x 3.07m)
uPVC double glazed windows to side and rear aspects uPVC door to rear garden, radiator

Storage Room

12'6" x 7'1" (3.82m x 2.16m)
tiled floor, door to garage

Downstairs W.C.

low level w.c., tiled floor

Play Room

15'1" x 7'10" (4.61m x 2.41m)
uPVC double glazed window to side aspect, radiator, tiled floor

First Floor

Landing

built in cupboard over stairs, access to loft space

Bedroom 1

16'4" x 9'3" (4.98m x 2.84m)
uPVC double glazed window to front aspect, radiator

Bedroom 2

10'6" x 9'3" (3.21m x 2.84m)
uPVC double glazed window to rear aspect, radiator, built in cupboard, fitted wardrobes

Bedroom 3

10'7" x 6'0" (3.23m x 1.83m)
uPVC double glazed window to front aspect, radiator, built in cupboard

Family Bathroom

6'3" x 6'0" (1.93m x 1.83m)
white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed window to rear aspect

Outside

Attached Garage

21'4" x 7'7" (6.52m x 2.33m)

South Facing Rear Garden

laid mainly to lawn with established borders

Front Garden

walled front with hedge, leading via double gates to lawn and paved driveway giving access to the attached garage

Additional Information

Tenure : Freehold
Council Tax Band : C
Local Authority : Sefton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		57	
(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			75
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	