



**Debra Close, Melling, Liverpool, L31 1DL**  
**£155,000**

Grosvenor Waterford are pleased to offer for sale this three bedroom end townhouse situated in a cul de sac in the popular residential area of Melling. The accommodation briefly comprises; vestibule, open plan living room and fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there are front and rear gardens with off road parking leading to a detached garage. The property also benefits from uPVC double glazing and gas central heating with a new boiler fitted approx four years ago. Offered with no ongoing chain this property is sure to be of interest to both first time buyers and investors





**Vestibule**

3'3" x 6'4" (1.00m x 1.94m)  
uPVC front door and double glazed window

**Living Room**

23'3" (max) x 15'1" (max) (7.09m (max) x 4.61m (max))  
uPVC double glazed french doors with glazed side panels to rear garden, electric fire, two radiators, stairs to first floor

**Kitchen**

9'4" x 8'3" (2.85m x 2.53m)  
gas cooker, space for fridge freezer, plumbing for washing machine, built in pantry cupboard, uPVC double glazed window to front aspect

**Landing**

access to loft space

**Bedroom 1**

14'7" x 8'11" (4.47m x 2.74m)  
uPVC double glazed window to front aspect, radiator, built in cupboard

**Bedroom 2**

11'10" x 8'11" (3.63m x 2.73m)  
uPVC double glazed window to rear aspect, radiator

**Bedroom 3**

11'0" x 6'0" (3.37m x 1.84m)  
uPVC double glazed window to rear aspect, radiator

**Family Bathroom**

6'7" x 5'6" (2.02m x 1.69m)  
white suite comprising; panelled bath, wash hand basin and low level w.c., chrome towel radiator, part tiled walls, uPVC double glazed window to rear aspect

**Outside**

**Rear Garden**

good sized ornamental rear garden with mature planting and gated access to rear

**Front Garden**

walled front with double gated access to tarmac driveway leading to the detached garage,

**Detached Garage**

up and over door, door and window to rear

**Additional Information**

Tenure : Freehold  
Council Tax Band : B  
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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			