



Spencers Lane, Melling, Liverpool, L31 1HD

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this stunning three bedroom Cottage Style end terrace home situated in the popular semi rural location of Melling and one of the sought after '21 houses.' This property has been completely renovated by the current owners and benefits from a loft conversion, rear extension and conservatory, which provides modern and spacious accommodation comprising; entrance porch, hall, lounge, new kitchen, family/entertaining room, conservatory and utility room/w.c.. To the first floor there are two double bedrooms and a newly fitted bathroom and to the second floor is a master bedroom with ensuite. Outside there is a good sized rear garden with rural aspect and a front garden with off road parking. The property also benefits from gas central heating and uPVC double glazing as well as k-rend externally, replastered internal walls throughout and new floor coverings. Offered with no ongoing chain this is a perfect family home in a desirable setting - early viewing recommended.

£275,000



Entrance Porch

uPVC front door and uPVC double glazed windows to front and both side aspects, laminate floor

Hall

radiator, laminate floor, stairs to first floor

Lounge 13'4" x 13'2" (4.08m x 4.02m)



uPVC double glazed window to front aspect, radiator, understairs cupboard

Kitchen 8'5" x 10'4" (2.58m x 3.17m)



fabulous fitted kitchen with a range of grey high gloss base, wall and larder cabinets with complementary worktops, integrated oven and induction hob with extractor over, integrated fridge freezer and dishwasher, radiator, inset ceiling spotlights, laminate floor, open to family room

Family/Entertaining Room 11'6" x 13'1", 278'10" (3.51m x 4,85m)

double glazed patio doors to conservatory, radiator, laminate flooring, uPVC double glazed window to rear aspect

Utility Room/W.C. 8'5" x 5'1" (2.58m x 1.55m)



uPVC double glazed window to side aspect, space for tumble dryer and plumbing for washing machine, low level w.c. and wash hand basin, laminate flooring, radiator, built in cupboard (housing combi boiler)

Conservatory 7'10" x 8'0" (2.41m x 2.45m)



uPVC double glazed conservatory with door to rear garden, laminate floor

First Floor

Landing

uPVC double glazed window to side aspect, new carpet, stairs to second floor

Bedroom 2 10'3" x 15'10" (max) (3.13m x 4.85m (max))



uPVC double glazed window to front aspect, radiator, new carpet, under stairs cupboard

Bedroom 3 9'7" x 8'5" (2.94m x 2.59m)



uPVC double glazed window to rear aspect, radiator, new carpet

Family Bathroom 8'5" x 5'11" (2.59m x 1.82m)



white suite comprising; panelled bath, separate shower cubicle with electric shower and splash panels, low level w.c. and wash hand basin in vanity cabinet, white heated towel rail, uPVC double glazed frosted window to rear aspect

Second Floor

Landing

uPVC double glazed window to rear aspect, new carpet, access to loft space

Master Bedroom 8'11" x 11'10" (2.73m x 3.61m)



uPVC double glazed window to rear aspect, new carpet, radiator

Ensuite 3'1" x 8'3" (0.94m x 2.54m)

white suite comprising; shower cubicle with mains shower and splash panels, low level w.c. and wash hand basin in vanity cabinet

Outside

Rear Garden

good sized rear garden with patio, lawn and shed with countryside views to the rear

Front Garden

open access to paved driveway providing ample off road parking with access to the side and gate to the rear garden

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



