



**Melling Avenue, Aintree, Liverpool, L9 0JZ**  
**£110,000**

Grosvenor Waterford are delighted to offer for sale this spacious three bed terraced property in a sought after location of Aintree, convenient for all local amenities and transport links. The well presented accommodation briefly comprises: entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a large family bathroom. The property benefits from gas central heating and uPVC double glazing and is offered with no ongoing chain. A viewing is essential to appreciate this good sized family home.



**Entrance Hall**

front door, radiator. meter cupboard, understairs cupboard, stairs to first floor

**Lounge**

14'1" (into bay) x 13'0" (4.30m (into bay) x 3.97m)  
uPVC double glazed bay window to front aspect, radiator, new carpet

**Dining Room**

12'11" x 13'0" (3.95m x 3.97m)  
uPVC double glazed window to rear aspect, feature fireplace, radiator

**Kitchen**

9'7" x 6'9" (2.94m x 2.08m)  
fitted kitchen with base and wall cabinets with complementary worktops, tiled splashbacks, uPVC double glazed window to rear aspect, door to rear garden

**First Floor**

**Landing**

**Bedroom 1**  
14'1" x 11'8" (4.30m x 3.56m)  
uPVC double glazed bay window to front aspect, radiator, built in cupboard, new carpet

**Bedroom 2**  
12'11" x 11'8" (3.95m x 3.56m)  
uPVC double glazed window to rear aspect, radiator, built in cupboard, new carpet

**Bedroom 3**  
7'10" x 6'11" (2.40m x 2.11m)  
uPVC double glazed window to front aspect, radiator, new carpet

**Family Bathroom**

8'11" x 9'9" (2.74m x 2.99m)  
spacious bathroom with white suite comprising; panelled bath, low level w.c. and wash hand basin, radiator, part tiled walls, uPVC double glazed window to rear aspect

**Outside**

**Rear Courtyard**  
walled courtyard with gated access to rear

**Additional Information**

Tenure : Freehold  
Council Tax Band : Liverpool  
Local Authority : A

**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.

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