



Chestnut Walk, Melling, Liverpool, L31 1LL

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this stunning three bedroom detached house located in Melling on the sought after 'Village' estate close to the Leeds Liverpool Canal. The property enjoys a good sized plot with a south facing rear garden and the accommodation briefly comprises; entrance hall, lounge, dining room, large conservatory with solid roof, new fitted kitchen, utility room and downstairs w.c. To the first floor there are three bedrooms (the master being en suite and having newly fitted wardrobes) and a family bathroom. Outside there is a lovely rear garden with a number of fruit trees and an open plan front garden with ample off road parking leading to an attached garage. The property also benefits from uPVC double glazing with plantation shutters fitted, gas central heating, new floorings and air conditioning upstairs. A perfect family home that has been thoughtfully upgraded by the current owners and must be viewed to be fully appreciated.

£299,950



Entrance Hall

uPVC double glazed door to front aspect, radiator, karndeian flooring, built in cupboard, stairs to first floor

Downstairs W.C. 5'8" x 3'9" (1.73m x 1.15m)

uPVC double glazed window to front aspect with fitted plantation shutters, low level w.c., wash hand basin on vanity stand, chrome heated towel rail, karndeian flooring, tiled splashbacks

Lounge 15'9" x 10'3" (4.81m x 3.14m)



uPVC double glazed bay window to front aspect with fitted plantation shutters, gas fire in feature surround, two radiators, new carpet, open to dining room

Dining Room 8'9" x 8'1" (2.68m x 2.47m)



uPVC double glazed french doors to conservatory, radiator, new carpet

Kitchen 10'9" x 8'0" (3.29m x 2.45m)

newly fitted kitchen with a range of base and wall cabinets with complementary worktops and Belfast sink, integrated oven and hob with extractor over, integrated dishwasher, radiator, tiled splashbacks, open to utility room, uPVC folding double glazed window to conservatory

Utility Room 7'4" x 7'2" (2.26m x 2.20m)



fitted base cabinets with complementary worktops, integrated fridge freezer, plumbing for washing machine, radiator, tiled splashbacks, composite door to rear garden, door to garage

Conservatory 18'9" x 11'3" (5.72m x 3.44m)

solid roof conservatory with uPVC double glazed windows and french doors to rear garden, two radiators, karndeian flooring

First Floor

Landing

uPVC double glazed window to side aspect, built in cupboard, radiator, access to loft space, new carpet

Master Bedroom 11'9" x 10'5" (3.59m x 3.19m)



uPVC double glazed window to front aspect with fitted plantation shutters, radiator, new fitted wardrobes, new carpet, door to ensuite

Ensuite 7'9" x 2'9" (2.38m x 0.86m)

recently refitted en suite with shower cubicle with mains shower, wash hand basin in vanity cabinet, low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed window to side aspect with fitted plantation shutters

Bedroom 2 10'5" x 9'3" (3.18m x 2.82m)



uPVC double glazed window to rear aspect with fitted plantation shutters, radiator, new carpet

Bedroom 3 8'5" x 8'3" (2.59m x 2.54m)



uPVC double glazed window to rear aspect with fitted plantation shutters, radiator, new carpet

Family Bathroom 8'5" x 5'9" (2.58m x 1.76m)



white suite comprising; panelled bath, pedestal sink and ow level w.c., radiator, part tiled walls, inset ceiling spotlights, karndeian flooring, uPVC double glazed frosted window to front aspect with fitted plantation shutters

Outside

South Facing Rear Garden

good sized and well maintained rear garden laid mainly to lawn with decorative planting including various fruit trees and patio area, new large storage shed, gated access to front

Attached Garage

up and over door, power and light, new Worcester combi boiler (installed Jan 21), range of fitted kitchen cabinets with complementary worktops and integrated freezer

Front Garden

open plan front with lawn and block paved driveway providing ample off road parking

Additional Information

Tenure : Leasehold
Council Tax Band : D
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			88
(81-91) B		78	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



