



Birchtree Drive, Melling, Liverpool, L31 1DE

£385,000

STUNNING DETACHED PROPERTY - Grosvenor Waterford are delighted to offer for sale this fabulous four bedroom detached property in sought after Melling. The spacious accommodation briefly comprises; entrance hall, downstairs w.c., lounge, dining room and large breakfast kitchen with quartz worktops, centre island and integrated Neff appliances. To the first floor there are four double bedrooms, the master having ensuite and a large family bathroom. Outside there is a private south west facing rear garden with lawn and timber deck and open plan front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating. A large and spacious family home that has been tastefully modernised by the current owners - a viewing is most definitely recommended.



Entrance Hall

front entrance door, laminate flooring, radiator, under stairs cupboard, stairs to first floor

Downstairs W.C.

uPVC double glazed frosted window to front aspect, low level w.c., wash hand basin, chrome heated towel rail, tiled floor and walls

Lounge

19'7" (into bay) x 10'10" (5.97m (into bay) x 3.32m)

square bay with uPVC double glazed windows to front aspect, gas fire in feature surround, two radiators, laminate flooring, open to dining room

Dining Room

9'4" x 10'4" (2.86m x 3.16m)

uPVC double glazed window to rear aspect, radiator, laminate flooring

Breakfast Kitchen

9'4" x 16'6" and 5'10" x 8'2" (2.86m x 5.05m and 1.80m x 2.50m)

fabulous 'L' shaped breakfast kitchen with a range of base and wall cabinets with complementary quartz worktops and splashbacks, seated centre island with drawers, fully equipped with Neff integrated appliances including oven, microwave, plate warming drawer, american fridge freezer, dishwasher and induction hob with extractor over, integrated washing machine and tumble dryer, tiled floor, inset ceiling spotlights, plinth courtesy lighting, radiator, uPVC double glazed window to rear aspect, uPVC double glazed french door to rear garden

Sitting Room

17'2" x 8'5" (5.25m x 2.59m)

uPVC double glazed windows to front and side aspects, radiator, laminate flooring

Landing

15'10" x 6'11" (4.84m x 2.11m)

uPVC double glazed window to front aspect, radiator, built in cupboard

Master Bedroom

14'0" x 11'1" (4.27m x 3.39m)

uPVC double glazed window to front aspect, radiator, laminate flooring, good range of fitted wardrobes and bedroom furniture

Ensuite

modern ensuite with shower cubicle with mains shower, wall hung wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to side aspect

Bedroom 2

10'0" x 10'6" (3.06m x 3.21m)

uPVC double glazed window to rear aspect, radiator, laminate flooring, fitted wardrobes, access to loft space

Bedroom 3

10'0" x 8'11" (3.06m x 2.72m)

uPVC double glazed window to rear aspect, radiator, laminate flooring, fitted wardrobes

Bedroom 4

12'1" x 8'11" (3.69m x 2.72m)

uPVC double glazed window to front aspect, radiator, laminate flooring, fitted wardrobes

Family Bathroom

modern white suite comprising; bath with mains shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

South West Facing Rear Garden

private rear garden with timer deck, lawn with mature borders, shed and gated access to front

Front Garden

Additional Information

Tenure : Freehold

Council Tax Band : E

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		
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Not environmentally friendly - higher CO ₂ emissions		
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