



Grosvenor Waterford
ESTATE AGENTS LIMITED

Chestnut Walk, Liverpool, Melling, L31
£310,000

Grosvenor Waterford are delighted to offer for sale this fabulous four bedroom detached family home set in the well established popular residential location of Melling. The spacious accommodation briefly comprises; entrance hall, lounge, dining kitchen, orangery, downstairs w.c. and extension housing separate bedroom with ensuite. To the first floor there are three bedrooms, the master being ensuite and a family bathroom. Outside there is a lovely rear garden and open plan front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating. With two ensuite bedrooms this is a perfect property for a growing family - viewing definitely recommended.

Entrance Hall
composite front door, laminate flooring, radiator

Lounge
14'2" (+bay) x 15'7" (4.34m (+bay) x 4.75m)
uPVC double glazed square bay window to front aspect, two radiators, laminate flooring, living flame gas fire in feature surround, open to dining room, stairs to first floor

Dining Kitchen
10'0" x 15'7" (3.05m x 4.75m)
fabulous fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for american style fridge freezer, vertical radiator, tiled splashbacks, laminate flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC double glazed french doors to conservatory

Orangery
10'4" (max) x 17'0" (3.15m (max) x 5.20m)
'L' shaped room with uPVC double glazed windows and french doors to garden, solid roof with two skylights, inset ceiling spotlights, tiled floor, modern feature radiator, further radiator

Downstairs W.C.
uPVC double glazed frosted window to front aspect, low level w.c., wash hand basin, black heated towel radiator

Downstairs Bedroom
17'5" (max) x 8'6" (5.32m (max) x 2.60m)
uPVC double glazed window to front aspect, radiator, inset ceiling spotlights, cupboard housing boiler, sliding door to ensuite

Ensuite Wet Room
modern walk in shower with electric shower, tiled walls, low level w.c., wash hand basin

First Floor

Landing
uPVC double glazed window to side aspect, radiator

Bedroom 1
12'9" x 9'5" (3.90m x 2.88m)
uPVC double glazed window to front aspect, radiator, door to ensuite

Ensuite
uPVC double glazed window to side aspect, low level w.c., wash hand basin in white vanity cabinet, shower cubicle with mains shower, tiled floor, part tiled walls, chrome heated towel rail

Bedroom 2
9'4" (into doorway) x 8'9" (2.86m (into doorway) x 2.68m)
uPVC double glazed window to rear aspect, radiator, access to loft space

Bedroom 3
9'8" x 5'10" (2.95 x 1.80)
uPVC double glazed window to front aspect, radiator, built in cupboard

Family Bathroom
5'8" x 6'4" (1.75m x 1.95m)
recently refitted with white suite comprising; low level w.c., wash hand basin in modern vanity cabinet, panelled bath, chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, low level mood lighting, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden
landscaped rear garden with artificial lawn with mature flower borders and patio area with illuminated gazebo shed, gated access to front

Front Garden
open plan with lawn and mature planting and driveway leading to gated access to rear garden

Agents Note
All property description comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). If the Vendor becomes aware of any matters that may affect the accuracy of the property particulars the Vendor will advise the Agent. All room measurements are approximate and given for guide purpose only. All gas and electric appliances have not been tested.

