



Grosvenor Waterford are delighted to offer for Sale this extended two bedroom circa 100 year old cottage, located in sought after Melling Village and convenient for local shops and schools. The property has been renovated by the current owners with surprisingly spacious accommodation briefly comprising; lounge, dining area and kitchen, with two bedrooms and a shower room upstairs. Outside there is a large west facing rear garden and open plan paved front with off road parking. The property also benefits from uPVC double glazing and gas central heating. Perfect for someone downsizing or a first time buyer - early viewing recommended.

£185,000



Entrance Porch

composite front door, laminate flooring

Lounge 15'5" x 14'1" (max) (4.71m x 4.30m (max))



uPVC double glazed window to front aspect, radiator, laminate flooring, stairs to first floor

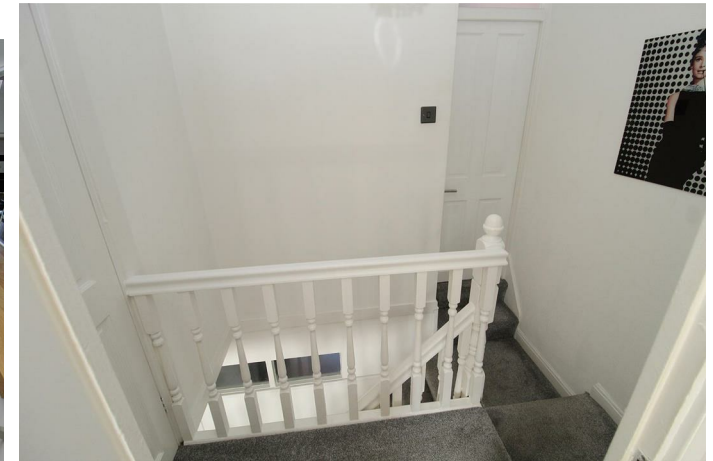
Dining Kitchen 15'6" x 10'11" (max) (4.74m x 3.35m (max))



dining area leading into a kitchen with a good range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, laminate flooring, tiled splashbacks, uPVC double glazed window to rear aspect, uPVC door to rear garden

First Floor

Landing



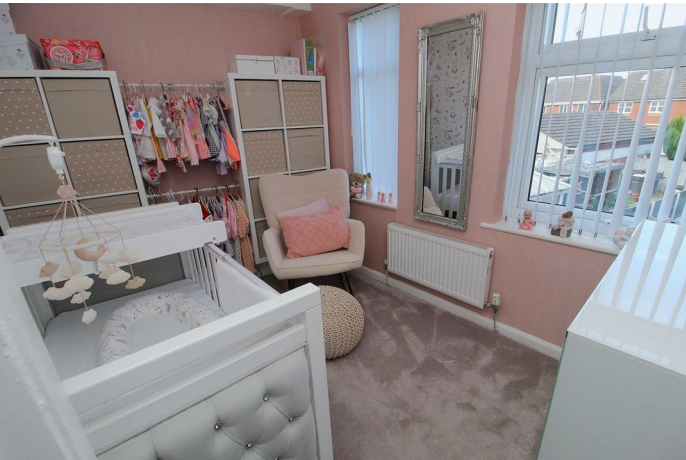
access to loft space, new carpet

Bedroom 1 9'10" (max) x 12'2" (max)(+wardrobes)
(3.01m (max) x 3.73m (max)(+wardrobes))



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

Bedroom 2 7'4" x 10'11" (max) (2.25m x 3.35m (max))



two new uPVC double glazed windows to rear aspect, radiator, new carpet

Shower Room 7'7" x 4'9" (max) (2.33m x 1.46m (max))



modern white suite comprising; shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls

Outside

Rear Garden



large west facing rear garden with separate timber deck, patio and lawn

Front

open plan paved front providing off road parking

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		
(81-91) B		
(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	



