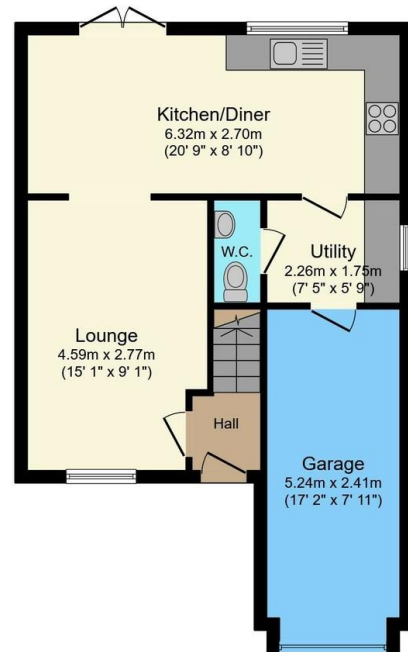
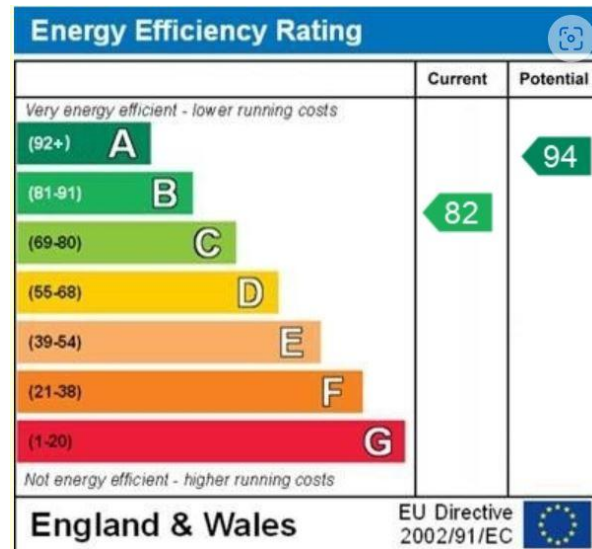
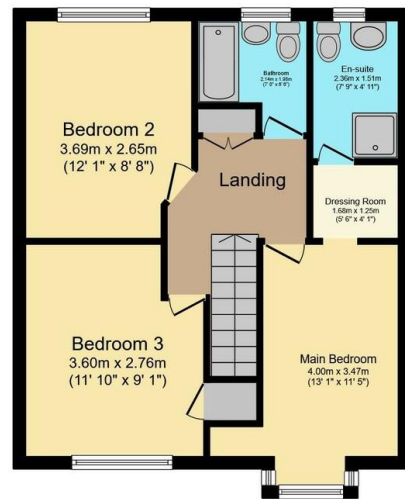


Bearwood Road, Kirkby, L33 2AF



Ground Floor



First Floor



DETACHED FAMILY HOME, THREE BEDROOMS- ONE WITH ENSUITE AND DRESSING ROOM, LARGE KITCHEN/DINER AND UTILITY ROOM. DOWNSTAIRS WC. INTEGRAL GARAGE AND DRIVEWAY. ENCLOSED GARDENS. BE QUICK!

This detached house sits on the popular 'Bellway' estate of Melling View in Kirkby. The property is well presented throughout and makes a perfect family home for any family buyers. The spacious accommodation comprises entrance hallway, lounge, large kitchen/diner with French doors to the garden, utility room, WC, and integral garage to the ground floor. To the first floor are three good sized bedrooms, the master having an ensuite shower room and dressing room, and the family bathroom. Externally there is a double width driveway offering parking for two cars and giving access to the garage. The main gardens lie to the rear of the property and are enclosed with a patio and lawns. This is an opportunity not to be missed- be quick!

Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm

Leasehold



Property Features

- Detached Family Home
- Sought After 'Bellway' Estate
- Three Bedrooms, One With Ensuite And Dressing Room
- Large Kitchen/ Diner To The Rear
- Utility And WC

Full Description

ENTRANCE HALLWAY

4' 5" x 3' 4" (1.36m x 1.03m)

Double glazed Upvc entrance door. Staircase leading to the first floor landing. Radiator. Tiled flooring. Door leading into the

LOUNGE

14' 11" x 9' 0" (4.56m x 2.75m)

Double glazed Upvc window to the front. Television point. Feature wall with wood panelling. Tiled flooring. Radiator. Archway into

KITCHEN/DINER

20' 8" x 8' 5" (6.31m x 2.59m)

Double glazed Upvc French doors leading out to the garden and double glazed Upvc window to the rear overlooking the garden. Range of wall and base units incorporating worksurfaces with inset one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated oven. Four ring gas hob with extractor over. Integrated fridge freezer. Integrated dishwasher. Tiled flooring. Television point. Door leading into the

UTILITY ROOM

7' 3" x 5' 2" (2.21m x 1.59m)

Double glazed Upvc window to the side. Worksurface with space and plumbing underneath for washing machine and space for tumble dryer. Tiled flooring. Radiator. Door leading into the garage and further door into

WC

5' 4" x 3' 8" (1.65m x 1.12m)

Suite comprising WC and wash hand basin with mixer tap. Tiled flooring. Radiator.

GARAGE

17' 0" x 7' 11" (5.20m x 2.42m)

Up and over garage door. Light. 'Ideal' boiler'.

FIRST FLOOR LANDING

9' 6" x 5' 9" (2.91m x 1.77m)

Doors off to various rooms. Loft access. Radiator. Storage cupboard.

FRONT BEDROOM ONE

13' 0" x 8' 0" (3.97m x 2.45m)

Double glazed Upvc Bay window to the front. Television point. Radiator. Archway into

DRESSING ROOM

5' 1" x 4' 11" (1.57m x 1.50m)

Space for wardrobe. Radiator. Door leading into the

ENSUITE

7' 7" x 4' 11" (2.32m x 1.50m)

Obscured double glazed Upvc window to the rear. Suite comprising shower with mains shower, pedestal wash hand basin with mixer tap and WC. Part tiled walls. Tiled flooring. Radiator.

FRONT BEDROOM TWO

11' 9" x 9' 0" (3.59m x 2.75m)

Double glazed Upvc window to the front. Feature wall with wood panelling. Built in wardrobe. Television point. Radiator.

REAR BEDROOM THREE

11' 8" x 8' 7" (3.58m x 2.63m)

Double glazed Upvc window to the rear. Television point. Radiator.

BATHROOM

6' 11" x 6' 5" (2.13m x 1.98m)

Obscured double glazed Upvc window to the rear. Suite comprising bath, pedestal wash hand basin with mixer tap and WC. Part tiled walls. Tiled flooring. Radiator.

FRONT

The property is approached by a double width driveway providing off road parking and giving access to the garage.

REAR

The main gardens lie to the rear of the property and are enclosed. These gardens enjoy a large patio area and lawns. There is gated side access leading back to the front of the property.

AGENTS NOTE

Leasehold. Remainder of a 999 year lease which commenced 1st August 2016. There is a service charge/ ground rent payable annually of £175.

