

**Satinwood Crescent, Melling, L31 1JZ**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Measurements are approximate  
Plan produced using Planitup

THREE BEDROOM DETACHED HOUSE, FABULOUS ORANGERY CREATING AN OPEN PLAN KITCHEN / FAMILY ROOM, SEPARATE LOUNGE AND DINING AREA, MASTER BEDROOM WITH ENSUITE AND BUILT IN WARDROBES, INTEGRAL GARAGE, SPACIOUS DRIVEWAY FOR OFF ROAD PARKING, NO CHAIN.

Alastair Saville are delighted to offer for sale this substantial detached family home situated in the heart of Melling village. The property boasts a wealth of versatile living space, ideal for a family. Internally the property briefly comprises; entrance hall, lounge, dining area, orangery leading to open plan kitchen and to the first floor there are three bedrooms, the master with an en-suite shower room and a family shower room. To the outside of the property there is a private garden to the rear which is well maintained. This property is a real credit to its current owner. A viewing really is essential.

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

Freehold





## Property Features

- Three Bedroom Detached Property
- Orangery
- Open Plan Modern Kitchen
- Lounge Open To Dining Area
- Bedroom One with Modern En Suite

## Full Description

### HALLWAY

Composite Entrance Door, side window.

### LOUNGE/DINER

18' 8" x 15' 1" (5.71m x 4.61m)

Upvc window, gas fire stone surround and hearth, "Amtico" flooring, radiator. Internal bi fold doors from dining room to Orangery, radiator, under stairs storage.

### DINING AREA

Internal bi fold doors from dining room to Orangery, "Amtico" flooring, radiator, under stairs storage.

### ORANGERY

18' 8" x 12' 1" (5.71m x 3.69m)

French doors leading onto rear garden, Upvc windows self clean glass roof, ceiling fan, "Amtico" flooring, downlights, radiator.

### KITCHEN

10' 5" x 10' 2" (3.20m x 3.11m)

Wall and base units with complimentary worktops, under unit lighting, sink, integrated gas hob, extractor fan, double oven, microwave, fridge freezer, dishwasher, space and plumbing for washing machine, tiled flooring, spotlights. (Heater built into kick board near the sink)

### 1ST FLOOR

#### REAR BEDROOM ONE

11' 10" x 9' 10" (3.61m x 3.01m)

Upvc window, built in wardrobes, radiator.

#### EN SUITE

8' 11" x 2' 11" (2.72m x 0.89m)

Spacious shower cubicle with "Aqua Lisa Shower" sink, W/C, fully tiled walls, shaving point.

#### FRONT BEDROOM TWO

10' 2" x 8' 11" (3.11m x 2.72m)

Upvc window and radiator.

#### FRONT BEDROOM THREE

9' 6" x 7' 6" (2.90m x 2.31m)

Upvc window and radiator.

#### REAR SHOWER ROOM

6' 7" x 6' 2" (2.01m x 1.90m)

Spacious shower cubicle, sink into vanity unit with additional storage, tiled splash back, W/C.

#### LANDING

9' 6" x 5' 10" (2.90m x 1.79m)

Upvc window, loft access (The loft is partially boarded out, has lighting and has pull down ladder) cupboard housing water tank and a expansion tank.

#### OUTSIDE

#### GARAGE

15' 8" x 7' 10" (4.80m x 2.40m)

Up and over door, wall mounted "Baxi" boiler, wall mounted fuse board, shelving.

#### FRONT

Paved "Indian Stone" driveway providing off road parking for multiple vehicles leading to the garage with outside security light and feature areas to each side with many shrubs and planters. Gated access both sides of the property.

#### REAR GARDEN

Lawn area with paved walkway surrounding it, mature borders surrounding.

#### AGENTS NOTES

Council tax band D

EPC D

Freehold Property

Vendor informs Alastair Saville that the orangery was installed in 2015, new windows were installed in 2022, the en suite was installed in 2021.

