



A. STAIRS & CO.  
ESTATE AGENTS



# Melling Road, Aintree

£250,000

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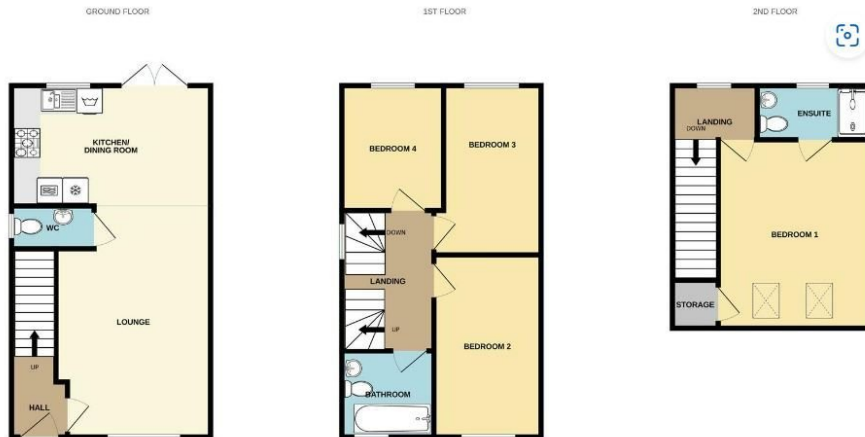






WELL PRESENTED, SEMI DETACHED TOWN HOUSE, FOUR GOOD SIZED BEDROOMS, MASTER ENSUITE, MODERN KITCHEN/ DINER, ENCLOSED GARDENS, OFF ROAD PARKING, VIEWING IS A MUST!

This semi detached town house style property sits in a sought after location on Melling Road, being convenient for local amenities and transport links. The accommodation is arranged over three floors and offers spacious living accommodation throughout. The accommodation comprises entrance hallway, lounge opening into the kitchen/diner and a WC on the ground floor. To the first floor are three good sized bedrooms and the family bathroom and then to the second floor is the master bedroom with an ensuite shower room. Externally there is off road parking for a number of cars and enclosed rear gardens. Being well presented throughout, we would strongly recommend an early viewing.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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