



STUART ROAD



ALASTAIR SAVILLE
ESTATE AGENTS

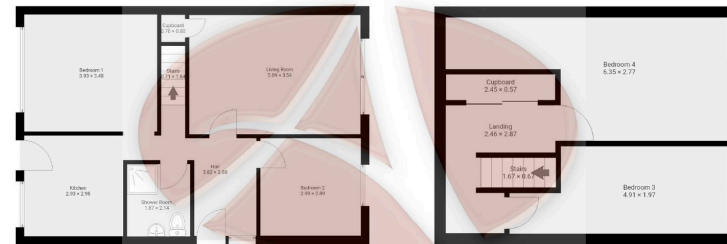
Stuart Road, Melling
Offers Over £125,000

4 1 1



- Semi Detached House
- Large Corner Plot
- In Need Of Full Renovation And Modernisation
- Scope To Extend
- Four Bedrooms- Two To The Ground Floor And Two To The First Floor
- Gardens To Three Sides
- Detached Garage And Driveway To The Rear
- Viewing Essential
- EPC Rating- F
- Council Tax Band- C





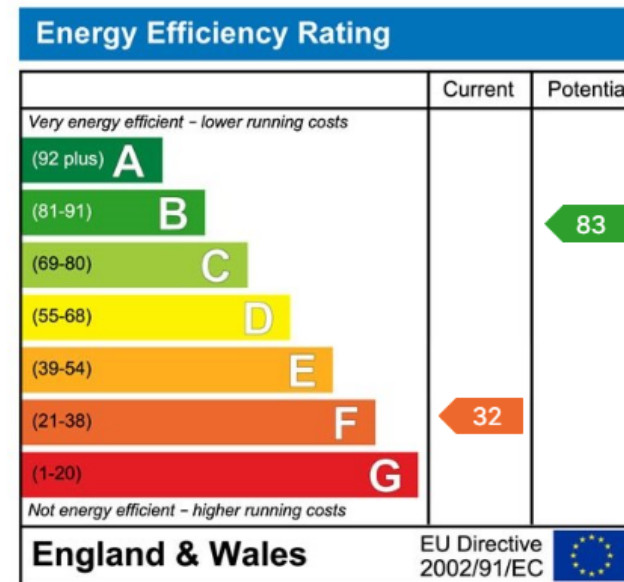
Ground Floor area 62.2m²

1st Floor area 28.8m²

1 Stuart Road, L31 1BR

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor-areas, openings and orientations are approximate. They should be used as a guide only and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

SITUATED ON A LARGE CORNER PLOT, FULL OF POTENTIAL WITH SCOPE FOR EXTENSION, ONLY ONE OWNER SINCE BEING BUILT, VERSATILE ACCOMMODATION, FOUR BEDROOMS, LARGE LOUNGE, DETACHED GARAGE AND DRIVEWAY TO THE REAR, GARDENS TO THREE SIDES, IN NEED OF FULL RENOVATION AND MODERNISATION. BE QUICK! Having been in the same family since being built, this is an opportunity not to be missed for any buyer wanting a project and wanting to make a property their own. There is tons of potential with this property, whether it be just renovating and modernising the existing home or extending to the side, rear or wherever you want to! Being on a large corner plot, there is scope in every direction. The accommodation currently comprises entrance hallway, large living room, dining room/ bedroom three, bedroom four, kitchen and the shower room to the ground floor. To the first floor are two further bedrooms.



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