



ALASTAIR SAVILLE
ESTATE AGENTS

Melling Lane, Maghull

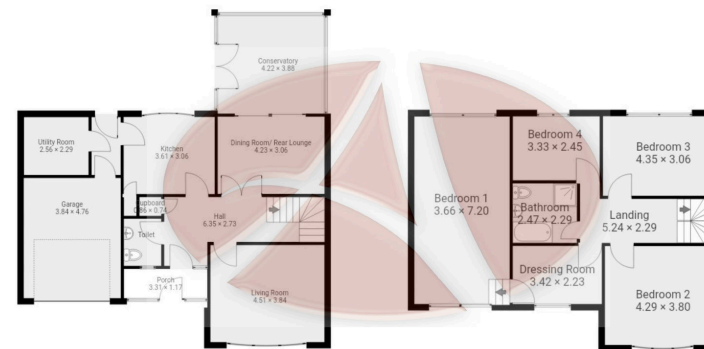
£530,000

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- Impressive four bedroomed detached family home
- Modern Kitchen /Breakfast
- Utility Room
- Modern Bathroom
- Council Tax F, EPC C
- Front and Rear Lounge
- Conservatory
- Downstairs W/C
- Stunning Plot
- NO CHAIN





Ground floor area 105.0m²

1st floor area 86.7m²

35 Melling Lane, L31 3DG

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
purpose 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.

Impressive four bedroomed detached family home occupying a spacious corner position and boasting a free-flowing modern floor plan. (The property comes with planning permission and drawings) No Chain, The property is situated in a prestigious area of Maghull and is ideally located to local amenities including shops, schools, transport links, the M57 & M58. The property is within easy walking distance of Maghull Railway Station making it ideal for commuters to Liverpool and Ormskirk. The accommodation briefly comprises:- porch, hall, lounge, dining room, conservatory, kitchen/breakfast, utility room, downstairs WC whilst to the first floor there are four bedrooms, dressing Area/ Office and modern family bathroom. To the outside of the property there are well stocked gardens to front, side and rear with a bloc paved driveway providing multi-vehicular off-road parking which in turn leads to an integral garage.

