

## **Birchtree Drive, Melling** £385,000









**▶** 4 **▶** 3 **▲** 2

- Detached Executive Family Home
- · Beautifully Presented Throughout
- Open Plan Kitchen/ Diner/ Family Room With Bi Fold Doors To The Garden
- Utility Room And Downstairs 
  Enclosed Gardens With WC
- EPC Rating- Pending

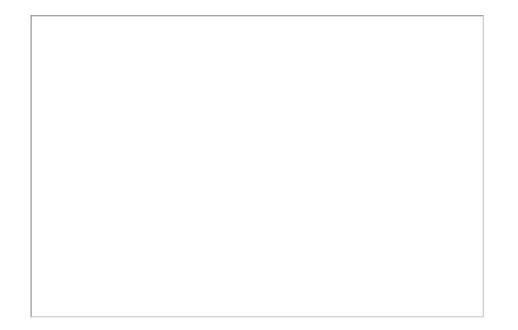
- Sought After Cul De Sac Location
- Two Reception Rooms
- Four Double Bedrooms- One With Large Ensuite
- Artificial Lawns And Driveway Offering Parking For Four • Carencil Tax Band- E





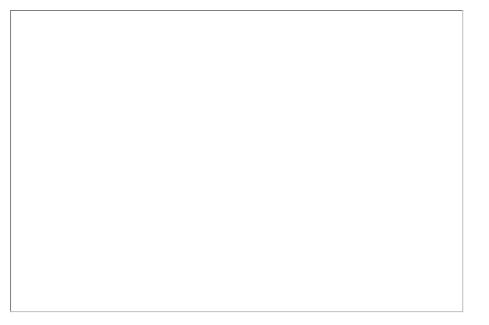






SIMPLY STUNNING! FOUR DOUBLE BEDROOM DETACHED HOUSE SET IN QUIET CUL DE SAC LOCATION, FABULOUS OPEN PLAN KITCHEN / DINER/ FAMILY ROOM, SPACIOUS LOUNGE, OFFICE/ PLAYROOM, UTILITY ROOM, DOWNSTAIRS W/C, MASTER BEDROOM WITH ENSUITE, FAMILY SHOWER ROOM, NOT OVERLOOKED TO THE REAR, ENCLOSED PRIVATE GARDENS, OFF ROAD PARKING FOR FOUR CARS. RARE OPPORTUNITY TO ACQUIRE A PROPERTY THAT IS COMPLETELY DONE! BE QUICK, VIEWING ESSENTIAL!

This substantial detached family home is situated in the heart of Melling village, in Birchtree Drive. The property is beautifully presented throughout and boasts a wealth of versatile living space, ideal for a family buyer. Internally the property briefly comprises entrance hall, living room, open plan kitchen/diner/ family room with bi fold doors to the rear garden, utility room, office/ playroom and a ground floor WC.





## Alastair Saville Estate Agents

25 Central Square • Maghull • Liverpool • L31 0AE 138 Ormskirk Road • Old Roan • Liverpool • L10 3JG Tel: 0151 520 0001 • Website: www.alastairsaville.com Email: sales@alastairsaville.com • lettings@alastairsaville.com

