



A STAIR SAVILLE

ESTATE AGENTS

31 Station Road, Melling

£235,000

 3  2  2

- Semi Detached Family Home • Sought After Location
- Beautifully Presented Throughout
- Three Bedrooms
- Additional Storage Rooms, Downstairs WC And Garden Room
- EPC Rating- Pending
- Two Reception Rooms
- Modern Kitchen And Bathroom
- Extensive Gardens And Driveway
- Council Tax Band- C



BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE IN SOUGHT AFTER LOCATION, TWO RECEPTION ROOMS, THREE GOOD SIZED BEDROOMS, MODERN KITCHEN AND BATHROOM, UTILITY ROOM, IDEAL FAMILY HOME, ADDITIONAL STORAGE ROOMS AND WC AS WELL AS A GARDEN ROOM, MUCH LARGER THAN EXPECTED PRIVATE GARDENS, DRIVEWAY. A MUST SEE!

This property is a real credit to the current vendors who have modernised and lovingly renovated the house to make it a superb family home. Being beautifully presented throughout, the property offers scope for further extension if needed. Comprising entrance hallway, living room, dining room, kitchen, walk in larder, utility room, side hallway with access to two storage rooms, a WC and a garden room- all to the ground floor. To the first floor are three good sized bedrooms each with built in wardrobes and the family bathroom.



