



ALASTAIR SAVILLE
ESTATE AGENTS

Spurriers Lane, Melling

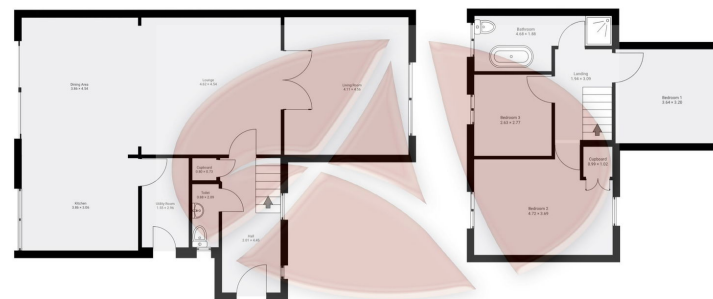
£425,000

3 2 2



- Absolutely Stunning Rural Property
- Open Plan Kitchen/ Dining/ Family Room With Bi Fold Doors To The Gardens
- Family Bathroom And Downstairs WC
- Extensive Plot With Electric Gates, Ample Parking, Detached Garage And Landscaped Gardens
- Extended Beautiful Accommodation Throughout
- Three Good Sized Bedrooms
- Countryside Views To Both The Front And Rear
- Viewing Essential
- Council Tax Band- B





Ground Floor area 84.67m²

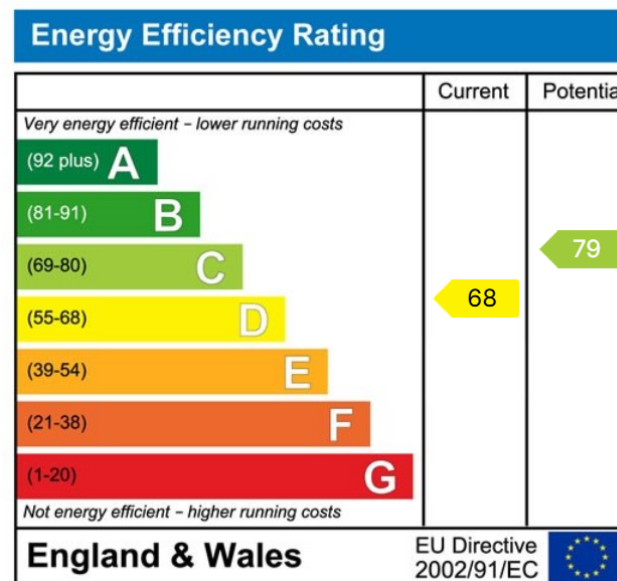
1st Floor area 47.93m²

17 Spurriers Lane, L31 1BA

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.

ABSOLUTELY STUNNING COUNTRY RESIDENCE IN A BEAUTIFUL RURAL LOCATION, CREDIT TO THE CURRENT VENDORS, LOVINGLY EXTENDED TO OFFER SPACIOUS ACCOMMODATION THROUGHOUT, BEAUTIFUL OPEN PLAN KITCHEN/ DINER/ FAMILY ROOM WITH BI FOLD DOORS TO THE EXTENSIVE REAR GARDENS, THREE GOOD SIZED BEDROOMS, BATHROOM WITH FREESTANDING BATH AND SEPARATE SHOWER, SEPARATE LOUNGE WITH LOG BURNER STOVE, DOWNSTAIRS WC, DETACHED GARAGE AND MORE THAN AMPLE SLATE CHIPPED PARKING AREA WITH ELECTRIC GATES. THIS ONE IS UNIQUE, IT WILL NOT HANG AROUND- BE QUICK!

Set down a quiet rural lane, this absolutely beautiful property is a credit to the current vendors who have lovingly renovated and extended the property to create a haven for any family buyers looking for a rural location, yet close to local amenities. Set on an extensive plot with privacy galore and views to both the front and rear of surrounding countryside, this property is one that must be viewed to be fully appreciated.



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