



ALASTAIR SAVILLE  
ESTATE AGENTS

## Birchtree Drive, Melling

Offers Over £350,000

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- Detached Executive Family Home
- Beautifully Presented Throughout
- Large Kitchen/ Breakfast Room
- Downstairs WC
- EPC Rating- C
- Sought After Location
- Three Reception Rooms
- Four Double Bedrooms- One With Ensuite
- Enclosed Larger Than Expected Gardens And Driveway Offering Off Road Parking
- EPC Rating- E





We warrant every effort has been made to ensure the accuracy of the floorplan contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used for any purpose other than a guide. The architect, planner and architect shall have no liability for any errors or omissions. Measurements are to the internal face of the walls. Made with: 12/2014

SIMPLY STUNNING! FOUR DOUBLE BEDROOM DETACHED HOUSE SET IN QUIET CUL DE SAC LOCATION, FABULOUS KITCHEN / BREAKFAST ROOM, SPACIOUS LOUNGE, SEPARATE DINING ROOM, DOWNSTAIRS W/C, OFFICE/PLAYROOM, MASTER BEDROOM WITH ENSUITE, FAMILY BATHROOM, NOT OVERLOOKED TO THE REAR, ENCLOSED PRIVATE LARGER THAN EXPECTED SOUTH FACING GARDENS, OFF ROAD PARKING. 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. Being offered For Sale with no onward chain, the property is beautifully presented throughout and boasts a wealth of versatile living space, ideal for a family buyer.

