



## Birchtree Drive, Melling, L31 1DE

£394,995

A Modern four bedroom detached family home which provides bright and spacious accommodation arranged across two floors. The accommodation has been refurbished throughout with re fitments to kitchen and bathroom areas. The original garage area has been converted to now provide a family reception room or 5th bedroom. Outside there are great sized rear gardens which are mature and provide high degrees of privacy.



# 17 Birchtree Drive, Melling, L31 1DE

Located in a desirable area of Liverpool, Birchtree Drive is conveniently situated close to local amenities, schools, and transport links. This excellent location ensures easy access to everything you need while offering a peaceful residential environment.

## ENTRANCE HALL

Stairs to first floor, wood laminate flooring, storage cupboards

## LOUNGE AREA 20'0" x 10'9" (6.1 x 3.3)

Double glazed bay window to front aspect, carpet flooring, feature fireplace

## DINING ROOM 9'6" x 10'2" (2.9 x 3.1)

Double glazed window to rear gardens, wood laminate flooring

## KITCHEN DINING ROOM 16'4" x 15'1" (5.0 x 4.6)

Double glazed doors and windows to rear gardens, re fitted with a modern range of floor and wall units with integrated appliances, island seating area, tiled flooring, ceiling spot lighting

## FAMILY ROOM 8'2" x 8'2" (2.5 x 2.5)

Double glazed window to front aspect, wood laminate flooring

## CLOAKROOM WC

Low level wc, wash hand basin

## FIRST FLOOR LANDING

Loft access, carpet flooring

## MAIN BEDROOM 13'9" x 10'9" (4.2 x 3.3)

Double glazed window, wood laminate flooring, fitted wardrobes

## EN SUITE

En suite shower enclosure, low level wc, wash hand basin, tiled surrounds

## BEDROOM 10'2" x 9'2" (3.1 x 2.8)

Double glazed window, fitted wardrobes, wood laminate flooring

## BEDROOM 12'1" x 8'10" (3.7 x 2.7)

Double glazed windows, fitted wardrobes, wood laminate flooring

## BEDROOM 10'5" x 7'10" (3.2 x 2.4)

Double glazed window, wood laminate flooring

## BATHROOM

Matching three piece bathroom suite with tiled surrounds

## REAR GARDENS

Mature and well tended rear gardens providing high degrees of privacy. Raised decked seating area, laid mostly to lawn, fully enclosed by fencing

## DRIVEWAY PARKING

Driveway parking for two to three vehicles





