



Ian Crane Estate Agents



Holmefield , Prescot Road, Melling, L31 1AT

£319,950

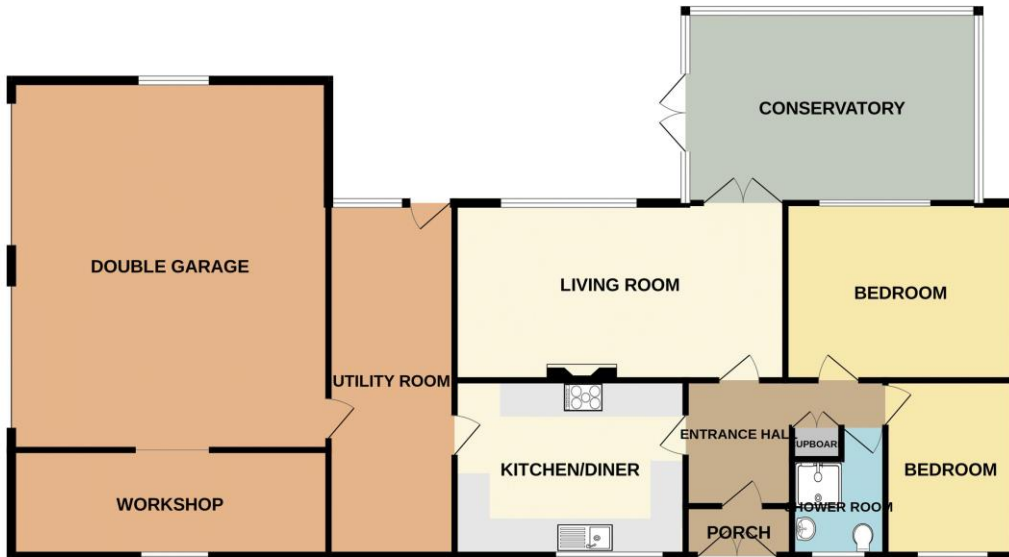
- Detached bungalow
- Huge plot size
- Fantastic opportunity
- Rural location
- Two bedrooms
- Spacious living room
- Conservatory
- Kitchen/diner
- No chain
- EPC rating: G





Ian Crane Estate Agents are pleased to offer for sale a detached bungalow situated within large grounds of approximately 1 acre, in a Green Belt location in rural Melling. The site offers excellent potential for the new owners and is currently occupied by a spacious detached bungalow with two double bedrooms and large double garage. The property is served by LPG gas, has a private drainage system with underground septic tank and is being sold without an ongoing chain. The property comprises porch, entrance hall, spacious living room overlooking the rear and leading to a large conservatory with doors to rear. There is a kitchen/diner with fitted units including oven and hob, two double bedrooms and a shower room with electric shower. There is also a utility area and double garage with workshop to the side. A private gate leads to the off road parking and gardens which surround the property and have Cuncough Brook running along much of it's perimeter, behind which is woodland and Mossock Hall Golf Club beyond that.

GROUND FLOOR
1790 sq.ft. (166.3 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation

Porch	tiled floor, double glazed doors
Entrance hall	access to loft, airing cupboard, radiator
Living room	11' 3" x 20' 10" (3.43m x 6.34m) radiator, double glazed window, double glazed french doors to:
Conservatory	12' 2" x 18' 5" (3.71m x 5.61m) double glazed windows and doors to garden
Kitchen/diner	11' 3" x 14' 6" (3.42m x 4.42m) inset stainless steel sink unit, base and drawer units with worktop surfaces over, wall units, integrated five ring gas hob and double oven, plumbing for washing machine, Worcester central heating boiler, double glazed window
Rear bedroom 1	11' 2" x 14' 6" (3.41m x 4.41m) fitted wardrobes, radiator, double glazed window
Front bedroom 2	11' 2" x 8' 2" (3.40m x 2.50m) radiator, double glazed window
Shower room	shower cubicle with Triton electric shower, pedestal wash hand basin, low level w.c, tiled floor, tiled walls, radiator, double glazed window
Utility area	23' 0" x 7' 11" (7.01m x 2.41m) area linking the kitchen and garage with double glazed door and window to the rear
Garage	23' 5" x 19' 11" (7.14m x 6.08m) double glazed window, two electric roller doors
Workshop	6' 9" x 19' 11" (2.05m x 6.08m) double glazed window
Outside	extensive gardens surround the bungalow to the front, side and rear, with Cunsough Brook running around much of the perimeter and with a total area of approximately 1 acre
N.B.	The vendor advises that the property is on a private drainage system, with an underground septic tank within the grounds which is shared with the neighbouring property. The date of installation is unknown.
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view.
Council Tax	Council tax band C.
Tenure	Freehold

Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.