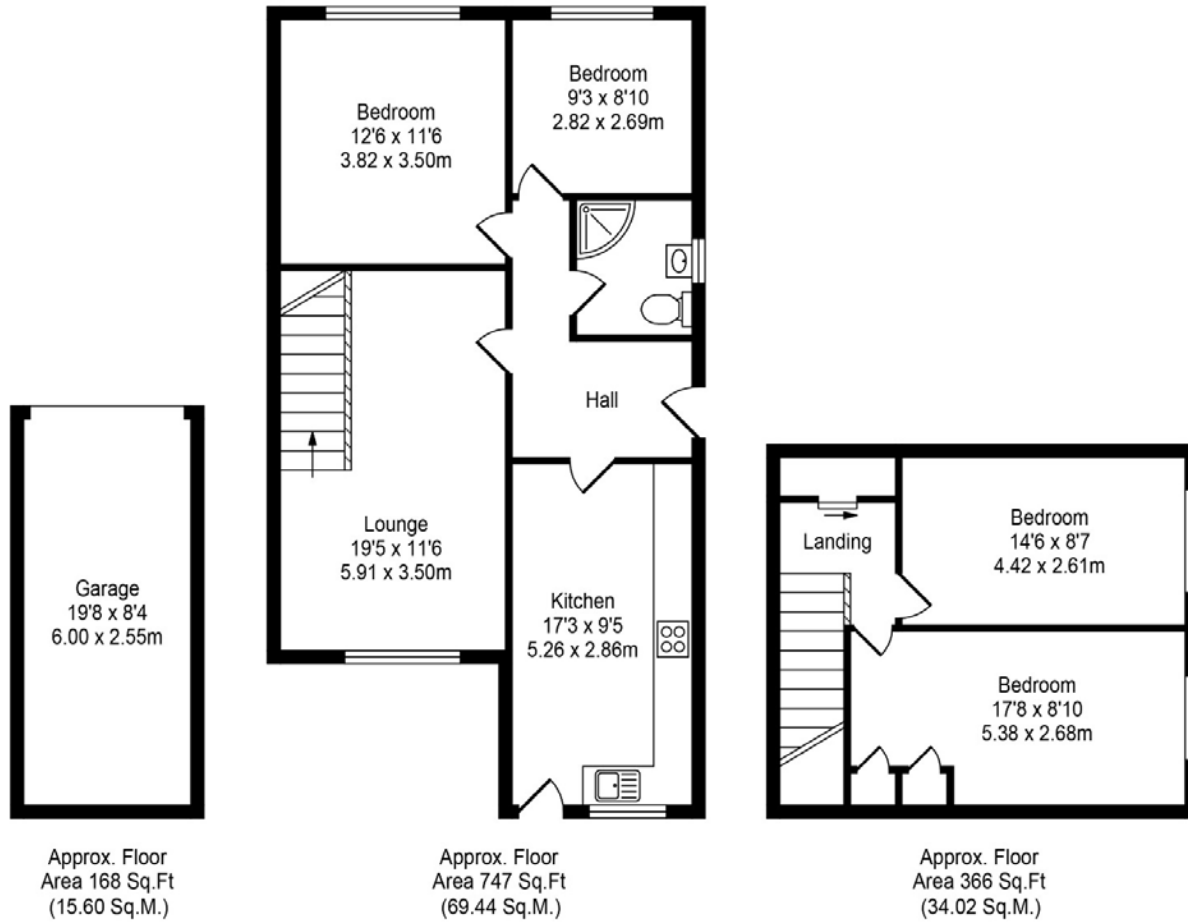




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
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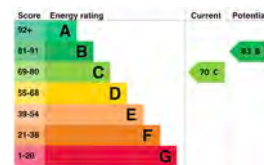
Total Approx. Floor Area 1282 Sq.ft. (119.06 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Leasehold (further details to be confirmed)
 Council Tax Band: C

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold and Phillips are pleased to offer this four-bedroom dormer bungalow, ideally positioned along the sought-after Andrew Avenue in Melling, Liverpool. Offering a fantastic opportunity for buyers looking to put their own stamp on a home, this property presents clear potential for modernisation, with spacious living areas and a well-designed layout that can be adapted to suit a range of needs.

The property is approached via a private driveway, offering ample off-road parking and leading to a detached garage, perfect for additional storage or workshop use. The frontage is practical yet welcoming, with a manageable garden space that can be easily enhanced for those with a keen eye for landscaping.

Stepping inside, the ground floor is centred around a generously sized main living room, an ideal space for relaxing or entertaining. The proportions of the room are impressive, giving it a versatile feel that could accommodate both formal and informal living setups. Located to the rear of the property is the fitted kitchen, which provides a good range of units, contrasting work surfaces, and space for appliances. While functional, this area offers an excellent opportunity for reconfiguration or updating to suit modern tastes, particularly for those considering an open-plan kitchen-diner arrangement.

Two of the property's four bedrooms are located on the ground floor, both of which are spacious and adaptable. Whether you choose to use them as sleeping quarters, a home office, or even a hobby room, the options are plentiful. Completing this floor is the family shower room, which is fitted with a corner shower, WC, and vanity wash hand basin, offering a practical and accessible bathroom solution.

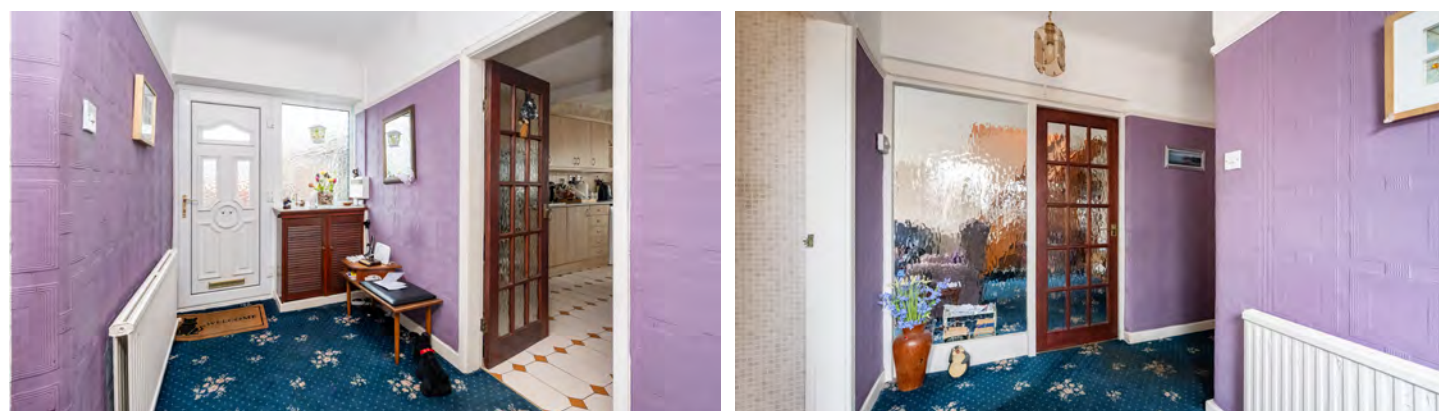
Ascending to the first floor, two further double bedrooms can be found. Both rooms are neutrally finished and offer plenty of space for furnishings, ensuring they are ready to be adapted to suit personal tastes. The dormer layout allows for a comfortable and functional use of the upper floor, with the bedrooms providing a private and peaceful retreat away from the main living areas.

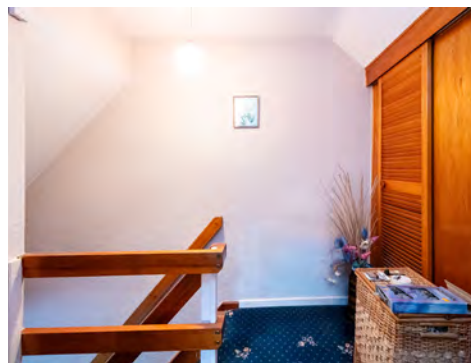
The rear garden is a welcoming feature, providing a spacious patio terrace that extends into a rolling turfed lawn bordered by established shrubs and plants. For those who enjoy spending time outdoors, this garden offers a blank canvas to create the perfect space for relaxing, entertaining, or even cultivating a vegetable patch. The size and layout lend themselves well to families, pet owners, or anyone looking for a peaceful outdoor space to unwind.

Andrew Avenue is a popular and well-regarded residential area in Melling, offering the benefits of a quiet location while remaining close to local amenities. Nearby schools, both primary and secondary, make this an attractive option for families. Shopping facilities are conveniently close, with supermarkets, local shops, and cafes all within easy reach. For commuters, excellent transport links are provided by road and rail, with the M58 and M57 motorways just a short drive away and local train stations offering direct connections to Liverpool city centre. The surrounding area also provides plenty of green spaces and recreational opportunities, including nearby parks and scenic walking routes, making it ideal for those seeking a balance between urban convenience and a quieter suburban lifestyle.

With approximately 1,300 square feet of living space, gas central heating, and double glazing throughout, this property offers an excellent base to create a modern family home tailored to your tastes and requirements. The scope for improvement is clear, and with the right vision, this dormer bungalow could be transformed into a stylish and functional property that perfectly suits modern living.

Viewings are highly recommended to fully appreciate the size, potential, and location on offer with this home. For more information or to arrange your appointment, please don't hesitate to get in touch – properties with such promise don't remain available for long.





KEY FEATURES

- Semi-Detached Dormer Bungalow
- Four Bedrooms
- Circa 1282 Square Feet
- Fitted Kitchen
- Laid to Lawn Rear Garden with Patio Area
- Driveway Parking
- Detached Garage
- Popular Location



