



16, Melling Road, Southport, PR9 9DU

Asking Price £425,000

*David
Davies* Collection

16, Melling Road, Southport, PR9 9DU

- EPC: C
- Council Tax Band: D
- Tenure: TBC

David Davies Sales & Lettings is delighted to welcome to market this stunning property. Perfectly positioned on a quiet tree lined road is this substantial five bedroom traditional semi-detached house. Only upon internal inspection can the calibre of this impressive house be truly appreciated

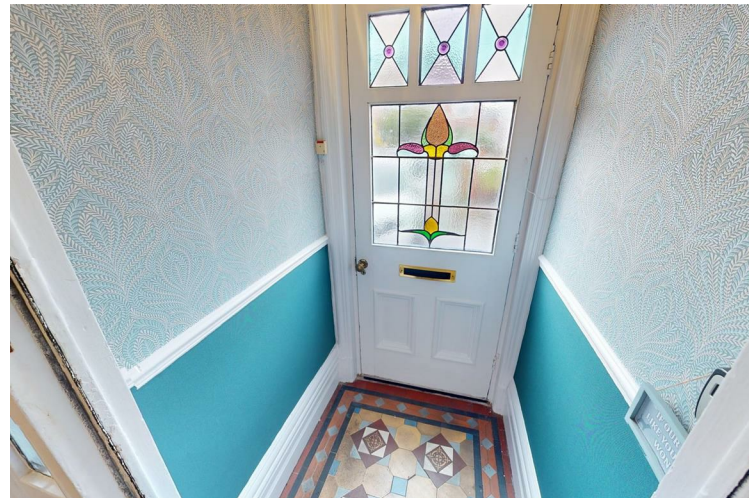
Boasting close proximity to Southport with its range of local amenities, transport links close to hand and a fantastic array of local schools within the catchment area.

The property is beautifully presented and spread over three floors. The ground floor briefly comprises; Entrance porch, hallway, storage room, formal lounge with a bay fronted window, additional sitting room with French doors opening out onto the rear, large kitchen and utility room, where the rear garden can be accessed from.

To the first floor are four bedrooms, three of which are doubles and the modern four piece family bathroom completes the floor. Continuing up the stairs to the second floor we have our fifth bedroom, which is of a really large size.

Externally there is a block paved driveway with space for two to three cars. The rear garden is spacious and private with turf laid to lawn garden and a patio area. Viewing is strictly by appointment only.

EPC:C







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David Paul Davis

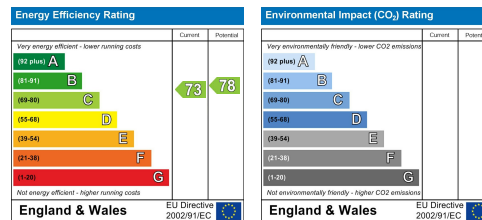
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22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk

