



## 7 Chestnut Walk, Melling, L31 1LL

£320,000

Welcome to Chestnut Walk, Melling - a charming property that offers the perfect blend of space, comfort, and modern living. This delightful detached house, built in 2002, boasts a generous 1,446 sq ft of living space, making it an ideal home for families looking for room to grow.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for entertaining guests or simply relaxing with your loved ones. With four well-appointed bedrooms, there is plenty of room for everyone to enjoy their own private sanctuary.

The property features two modern bathrooms, ensuring convenience and comfort for all residents. Whether you're getting ready for the day ahead or unwinding after a long day, these bathrooms offer a touch of luxury to your daily routine.

Situated in a desirable location, Chestnut Walk offers the perfect balance of tranquillity and convenience. With easy access to local amenities, schools, and transport links, this property provides the ideal setting for modern family living.

Don't miss out on the opportunity to make this wonderful house your new home. Contact us today to arrange a viewing and experience the charm and comfort that Chestnut Walk, Melling has to offer.

**External**



**Bedroom1**



**Kitchen**



**Bedroom 2**



**Utility**

**Lounge area 1**



**Lounge area 2**



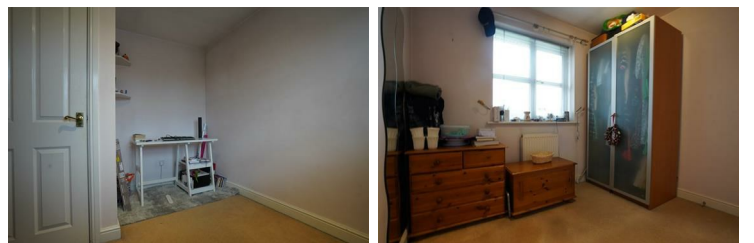
**Bedroom 3**



**Bathroom**



**Bedroom 4**



## Dining area

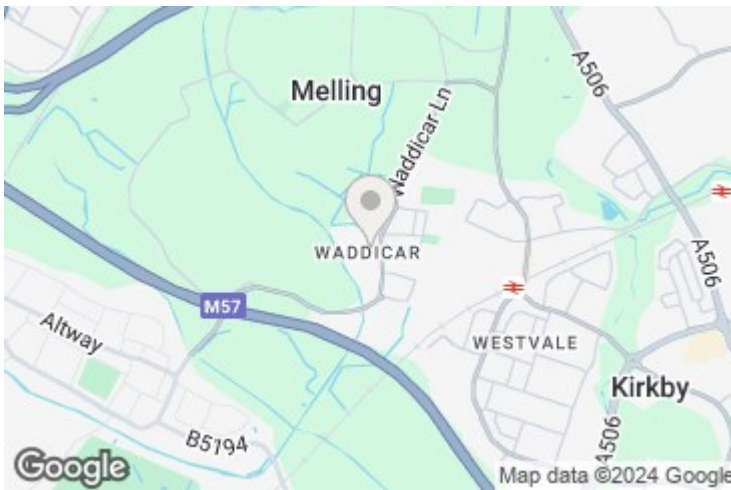


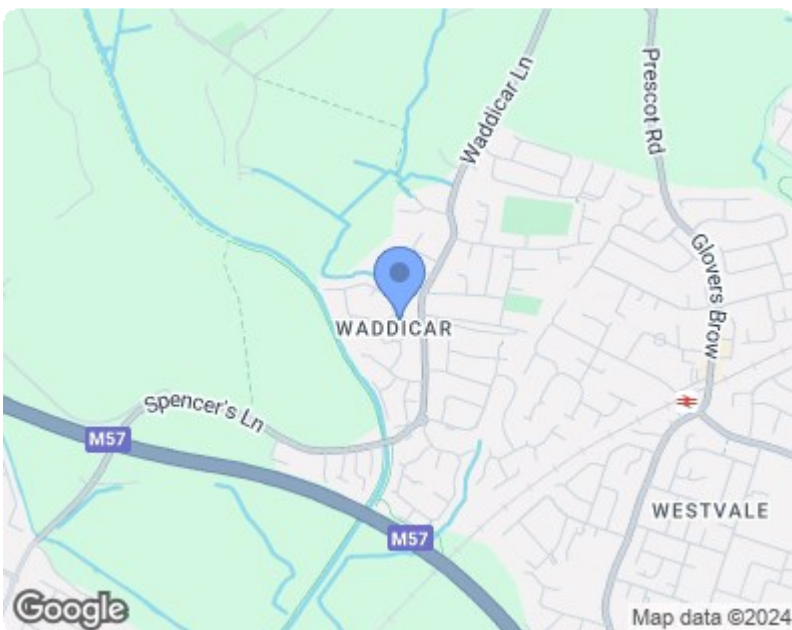
## Utility room

## Downstairs toilet



## Garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	