



Rock Lane, Melling, Liverpool, L31 1EP

£500,000

Grosvenor Waterford present an exciting opportunity to acquire a stunning three bedroom detached bungalow set on sought after Rock Lane, Melling with gardens on all four sides and spectacular countryside views. The property is approached via an open driveway that leads the to the double garage, with sweeping steps taking you up the front door. Upon entering you are greeted with a spacious hallway with a split level giving access to two double bedrooms. The hall also gives access to the main bedroom and bathroom as well as having double doors to the living room and dining room. The kitchen and conservatory are accessed from the dining area. The property benefits from uPVC double glazing and oil fired central heating. A fabulous property on an enviable corner plot on the corner of Rock Lane and Tithebarn Lane. Viewing recommended.



Entrance Hall

15'0" x 12'5" (max) (4.58m x 3.81m (max))

`composite front door, radiator, part tiled flooring, access to loft space

Living Room

14'11" x 15'4" (4.57m x 4.69m)

uPVC double glazed window to front aspect, log burner fire in feature fireplace, radiator, tiled flooring

Dining Room

10'11" x 10'11" (3.35m x 3.34m)

uPVC double glazed french doors to conservatory, radiator, tiled flooring

Conservatory

12'0" x 9'5" (3.66m x 2.89m)

uPVC double glazed conservatory with french doors to rear garden, tiled flooring

Breakfast Kitchen

16'10" x 9'11" (5.14m x 3.03m)

fabulous fitted kitchen with a range of larder, base and wall cabinets with complementary worktops, integrated double oven, microwave and hob with extractor over, space for american style fridge freezer, plumbing for washing machine, radiator, tiled flooring, uPVC double glazed window to rear aspect, uPVC door to rear garden

Bedroom 1

14'1" x 9'2" (4.31m x 2.81m)

uPVC double glazed window to rear aspect

Bedroom 2

11'2" x 10'8" (+wardrobes) (3.41m x 3.26m (+wardrobes))

uPVC double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 3

7'8" x 13'1" (2.36m x 4.00m)

uPVC double glazed window to side aspect, radiator, fitted wardrobes

Family Bathroom

10'7" x 6'7" (3.25m x 2.01m)

spacious bathroom with four piece white suite comprising; roll top bath, separate shower cubicle with electric shower, wash hand basin and low level w.c., radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Integral Garage

19'1" x 13'1" (5.82m x 3.99m)

double garage with up and over door, power and light, central heating system, separate uPVC door, glazed window to side aspect

Outside

Gardens & Driveway

established gardens to all four sides with a driveway that leads to the double garage and sweeping stairs that lead to the front door countryside views and patio areas

Additional Information

Tenure : Freehold

Council Tax Band : E

Local Authority : Sefton

Agents Note

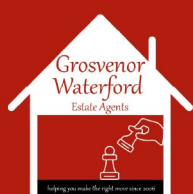
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We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate.

Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



197 Altway, Aintree, Liverpool L10 6LB
Tel: 0151 526 7638
Fax: 0151 526 7971