



Rock View | | Melling | L31 1JF

£320,000



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CHAIN FREE**DETACHED**3/4 BEDROOMS**GARAGE**EXTENDED

Doran Kennedy Sales are delighted to bring this 3/4 bedroom detached property for sale, situated in the tranquil village of Melling but within easy reach of Liverpool, Ormskirk and Southport via motorway network or Rail. This property has been internally remodelled and now boasts a larger family bathroom the current vendors have also extended bedroom 2 into bedroom 4 giving the property two large double bedrooms.

This property briefly comprises of:- Open plan front aspect with paved driveway, double wooden

- Chain Free
- Double Glazing
- Off Road Parking
- Epc rated "C"
- Close to Local Amenities
- Council Tax Band "D"
£2.461.00
- Gas Central Heating

Hall

4'7" x 16'5" (1.40 x 5.00)

Wc

3'7" x 6'3" (1.10 (1.09) x 1.90 (1.91))

Lounge

18'10" x 11'8" (5.74 x 3.56)

Kitchen

11'4" x 18'4" (3.46 (3.45) x 5.60 (5.59))

Sun Room

12'3" x 10'8" (3.74 (3.73) x 3.24 (3.25))

Landing

Bedroom 1

12'7" x 11'5" (3.84 x 3.48)

Bedroom 2

7'2" x 18'2" (2.18 x 5.54)

Bedroom 3

8'0" x 6'6" (2.44 x 1.98)

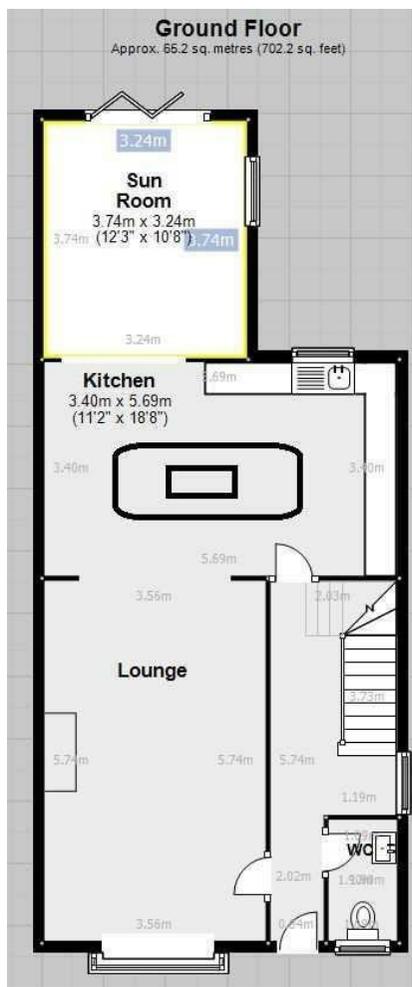
Bathroom

11'4" x 9'6" (3.46 (3.45) x 2.90)

Garden

Garage

18'1" x 9'10" (5.50 (5.51) x 3.00)



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	
		75	84

Council Tax Band D
EPC Rating C

14 Park Brow Drive
Kirkby
Merseyside
L32 6QP
0151 289 8585
jodie@dorankennedy.co.uk