



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 to follow
- 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)

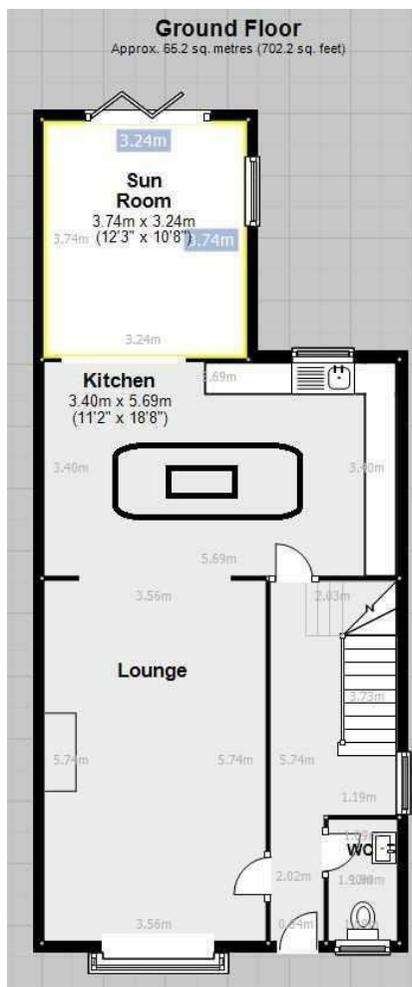
**Bathroom**

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		75	84
		EU Directive 2002/91/EC	

Council Tax Band D  
EPC Rating C

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