Beech Avenue, Melling, Liverpool, L31 1BJ

Grosvenor Waterford
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The Property Ombudsman

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Grosvenor Waterford are delighted to offer for sale this extended two bedroom semi detached bungalow, situated just off Hayes Drive in popular Melling. The spacious accommodation briefly comprises; entrance hall, lounge, dining room, extended kitchen, full width conservatory, extended family bathroom and two double bedrooms. Outside there is an enclosed rear garden and walled front garden with double gates accessing the driveway providing off road parking. The property benefits from uPVC double glazing, gas central heating and internal security shutters to the rear. Offered with no ongoing chain, an early viewing is recommend to fully appreciate the generous size of the accommodation on offer.

£210,000

Entrance Hall
'L' shaped hall with front door, laminate flooring, radiator, inset ceiling spotlights, access to loft space

Lounge 13'7" x 10'11" (4.15m x 3.34m)

uPVC double glazed french doors to conservatory with internal security shutters, gas fire in feature surround, radiator

Dining Room 8'3" x 7'8" (2.54m x 2.34m)

door to conservatory with security shutters, tiled floor, radiator, open to kitchen

Extended Kitchen 15'7" x 7'10" (max) (4.77m x 2.39m (max))

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas range with extractor over, integrated dishwasher, tiled floor and splashbacks, inset ceiling spotlights, Worcester boiler, uPVC double glazed window to rear aspect

Conservatory 19'5" x 8'3" (5.93m x 2.54m)

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

- Extended 2 Bed Semi Detached Bungalow
- uPVC Double Glazing
- Off Road Parking
- EPC Rating D
- Gas Central Heating
- Sought After Location
- No Chain
- Conservatory

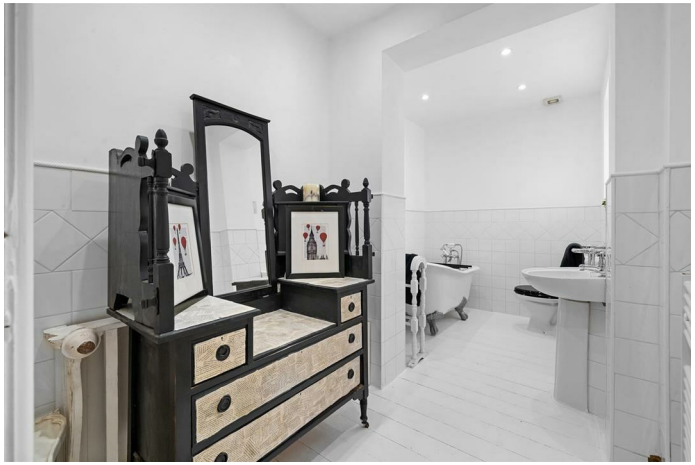
Bedroom 1 12'6" x 10'11" (3.82m x 3.34m)

uPVC double glazed window to front aspect, radiator, laminate flooring, built in cupboard, fitted wardrobes

Bedroom 2 8'0" x 8'2" (2.46m x 2.49m)

uPVC double glazed window to front aspect, radiator

Extended Family Bathroom 13'1" x 6'8" (max) (4.00m x 2.05m (max))



white suite comprising; roll top bath, wash hand basin and low level w.c., white heated towel rail and radiator, part tiled walls, inset ceiling spotlights, uPVC double glazed window to front aspect

Outside

Rear Garden

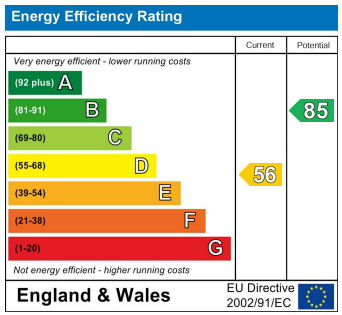
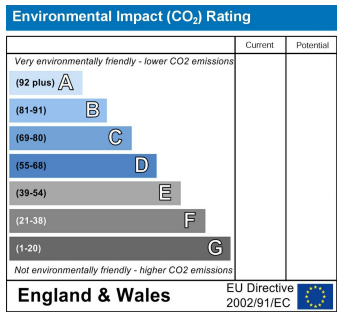
private rear garden with patio and established planting

Front Garden

walled front with double gated access to block paved driveway with ground lights providing off road parking, established borders, outside tap

Additional Information

Tenure : Freehold
Council Tax Band : B
Local Authority : Sefton

Agents Note

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