



**GOLD WINNER**

ESTATE AGENT  
IN LIVERPOOL



## **Hayes Drive, Melling, Liverpool, L31 1BQ**

**Offers over £205,000**

Grosvenor Waterford are delighted to offer this fabulous three bedroom semi detached property in sought after Melling. The property has been extended with accommodation comprising; vestibule, hall lounge, dining room, newly fitted kitchen, conservatory and newly fitted shower room. To the first floor there are three bedrooms and a shower room. Outside there is a delightful rear garden with lawn and patio extending around to the side and large front garden with lawn and off road parking for a number of vehicles. The detached garage and workshop open up onto a further driveway on Beech Avenue providing further off road parking. The property also benefits from uPVC double glazed windows and annually serviced gas central heating. Offered with no ongoing chain, a viewing would be well worth while for this attractive and spacious bungalow.



**Vestibule**

uPVC front door

**Hall**

radiator, built in cupboard, stairs to first floor

**Lounge**

13'6" x 10'8" (4.14m x 3.27m)

uPVC double glazed patio doors to conservatory, electric fire in feature surround, radiator, open to dining room

**Dining Room**

9'0" x 10'8" (2.75m x 3.27m)

uPVC double glazed window to front aspect, radiator

**New Fitted Kitchen (2024)**

10'5" x 9'1" (3.19m x 2.79m)

modern fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated oven and hob with extractor over, integrated washing machine and fridge freezer, vertical radiator, laminate floor, uPVC double glazed window to side aspect, uPVC door to conservatory

**Conservatory**

9'3" (max) x 18'7" (2.82m (max) x 5.68m)

uPVC double glazed conservatory with french doors to rear garden, radiator, uPVC door to side aspect

**New Fitted Shower Room (2024)**

5'11" x 5'2" (1.82m x 1.58m)

modern white suite comprising; shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., vertical radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

**First Floor****Landing**

uPVC double glazed window to side aspect

**Bedroom 1**

9'2" x 10'8" (2.80m x 3.27m)

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

**Bedroom 2**

9'2" x 10'8" (2.81m x 3.27m)

uPVC double glazed window to rear aspect, radiator, built in wardrobe, access to loft space

**Bedroom 3**

8'1" x 9'6" (2.48m x 2.92m)

uPVC double glazed window to side aspect, radiator, under eaves storage

**Shower Room**

shower cubicle with mains shower, low level w.c. and wash hand basin, radiator, laminate flooring, part tiled walls, under eaves storage

**Outside****Rear Garden**

private rear garden with lawn, patio, sheds and rear access to the detached garage and workshop, gated access to front

**Detached Garage & Workshop**

19'4" x 8'7" + 12'2" x 11'3" (5.91m x 2.64m + 3.72m x 3.45m)

good sized garage and workshop with power and light, two uPVC double glazed windows to side aspect, door to rear garden, electric roller door opening up onto Beech Avenue around the corner with further off road parking

**Front Garden**

walled front with double gated access to lawn and tarmac driveway allowing for further off road parking

**Additional Information**

Tenure : Freehold

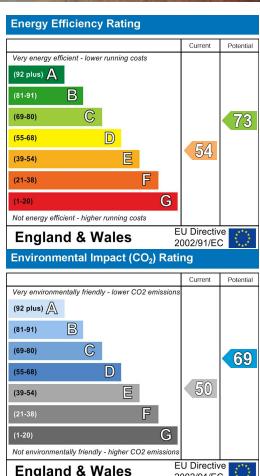
Council Tax Band : C

Local Authority : Sefton

**Agents Note**

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