



ALASTAIR SAVILLE  
ESTATE AGENTS

# Perth Close, Melling Mount

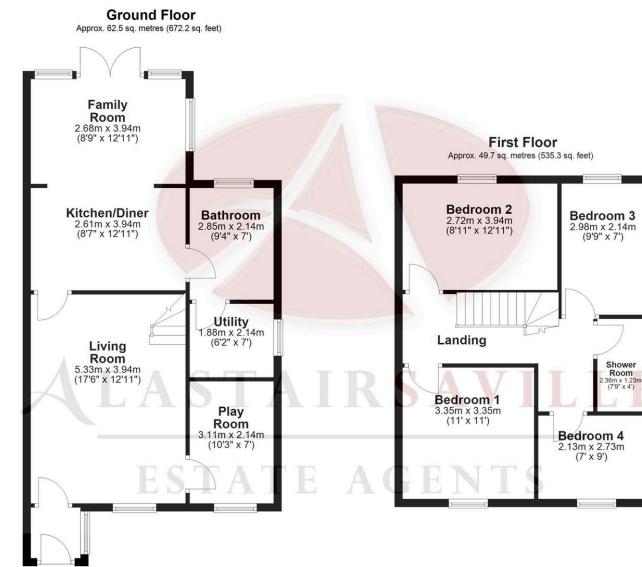
£240,000

🛏️ 4 🚿 2 🚗 2



- Extended Semi Detached Family Home
- Beautifully Presented Throughout
- Two Reception Rooms Plus Kitchen/ Diner/ Family Room
- Ground Floor Bathroom, First Floor Shower Room And Utility Room
- EPC Rating- Pending
- Quiet Cul De Sac Location On The Ever Popular Melling Mount
- Spacious, Versatile Accommodation
- Four Bedrooms
- Driveway Annd Enclosed Gardens
- Council Tax Band- B

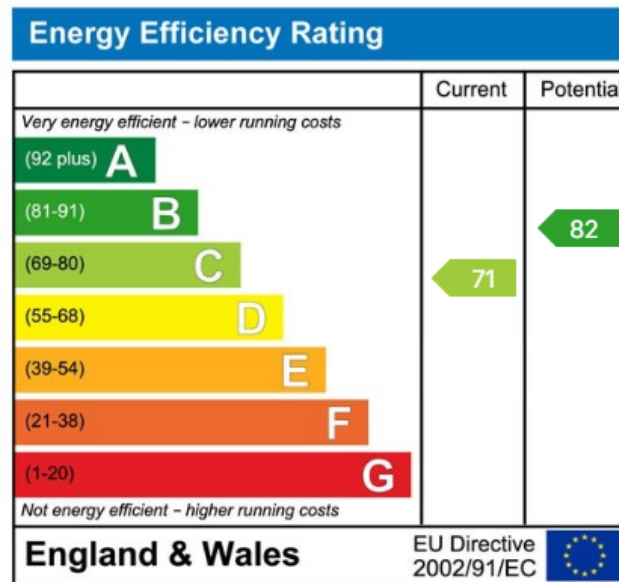




Total area: approx. 112.2 sq. metres (1207.5 sq. feet)

EXTENDED SEMI DETACHED FAMILY HOME IN SOUGHT AFTER MELLING MOUNT LOCATION, BEAUTIFULLY PRESENTED THROUGHOUT, SPACIOUS VERSATILE ACCOMMODATION, TWO RECEPTION ROOMS, FOUR BEDROOMS, KITCHEN/DINER/FAMILY ROOM TO THE REAR, GROUND FLOOR BATHROOM AND FIRST FLOOR SHOWER ROOM, OFF ROAD PARKING TO THE FRONT FOR A NUMBER OF CARS, ENCLOSED LOW MAINTENANCE GARDENS WITH ARTIFICIAL LAWNS. VIEWING ESSENTIAL TO FULLY APPRECIATE THIS FAMILY HOME.

Situated in a quiet cul de sac on Melling Mount, is the extended semi detached property that is a credit to the current owners. Over the last 44 years, since the property was built, the home has grown with the owners growing family and now offers spacious, unrivalled accommodation.



**Alastair Saville Estate Agents**  
 25 Central Square • Maghull • Liverpool • L31 0AE  
 138 Ormskirk Road • Old Roan • Liverpool • L10 3JG  
 Tel: 0151 520 0001 • Website: [www.alastairsaville.com](http://www.alastairsaville.com)  
 Email: [sales@alastairsaville.com](mailto:sales@alastairsaville.com) • [lettings@alastairsaville.com](mailto:lettings@alastairsaville.com)

