

Grosvenor Waterford
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Ledsons Grove, Melling, Liverpool, L31 1GB

The Property Ombudsman

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Grosvenor Waterford are delighted to offer for Sale this absolutely stunning four-bedroom detached house located in the exclusive gated cul de sac of Ledsons Grove, Melling, Liverpool. Built in 2003, this property has been renovated to a very high standard by the current owners. The spacious accommodation briefly comprises; hall. downstairs w.c., living room, office/play room and open plan breakfast kitchen/family room/dining room. To the first floor are four bedrooms with the master having ensuite and a family bathroom. Outside there is a private south facing rear garden and open plan tarmac drive leading to an integral garage which is now for storage only. The property benefits from fully owned solar panels, gas central heating, new windows and doors and air conditioning to the master bedroom and fabulous kitchen with centre island.
We highly recommend viewing this exceptional family home, as it presents a wonderful opportunity to enjoy a peaceful lifestyle in a desirable location. Don't miss your chance to make this property your own.

£445,000







Entrance Hall
composite front door, radiator, wood flooring, understairs cupboard, stairs to first floor

Living Room 14'9" x 10'4" (4.50m x 3.16m)
uPVC double glazed window to front aspect, feature fireplace, radiator

Breakfast Kitchen 12'2" x 10'11" (3.72m x 3.34m)



fabulous fitted kitchen with a range of base, wall and larder cabinets with complementary quartz worktops and upstands and centre island, gas range cooker, wine cooler, integrated fridge freezer and dishwasher, wood flooring, black steel double glazed window to rear aspect

Family Room 12'2" x 14'4" (3.73m x 4.37m)



wood flooring, media wall with marble surround, black steel double glazed french doors to rear garden

Dining Room 10'10" x 8'6" (3.32m x 2.60m)



black steel double glazed french door to rear garden, radiator, wood flooring, black steel double glazed window to rear aspect

Office/Play Room 12'9" x 7'6" (3.91m x 2.29m)



built in cabinets, inset ceiling spotlights

Downstairs W.C.
white suite comprising; wash hand basin and low level w.c, radiator, wood flooring

First Floor

Landing
access to loft space, built in cupboard

Grosvenor Waterford Estate Agents

- 4 Bedroom Detached House
- Renovated to a High Standard Throughout
- Fabulous new Kitchen with Centre Island & Integrated Appliances
- EPC Rating C
- South Facing Rear Garden
- Fully Owned Solar Panels
- Exclusive Gated Cul de Sac
- Majority New Double Glazed Windows
- Air Conditioning in Master Bedroom

Master Bedroom 14'9" x 10'4" (4.50m x 3.16m)



uPVC double glazed window to front aspect, radiator, air conditioning, door to ensuite

Ensuite

spacious ensuite with modern white suite comprising; walk in shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted arched window to front aspect

Bedroom 2 12'2" x 9'4" (3.73m x 2.87m)



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

Bedroom 3 14'9" x 7'6" (4.50m x 2.29m)



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

Bedroom 4 9'5" x 8'0" (2.89m x 2.44m)



uPVC double glazed window to rear aspect, radiator

Family Bathroom 8'1" x 7'1" (2.48m x 2.18m)

modern white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., in vanity cabinet, chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

Front Garden

open plan front with good sized tarmac driveway and gated access down the side to the rear garden

South Facing Rear Garden

private rear garden with lawn and composite decking area

Integral Garage 5'10" x 8'11" (1.79m x 2.72m)

electric roller door, power and light
used for storage only

Additional Information

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

Agents Note

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We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate.
Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.













