



ALASTAIR SAVILLE
ESTATE AGENTS

Rock Lane, Melling

£500,000

3 1 3

- Charming Three Bedroom Cottage
- Large Feature Lounge
- Deceptively Spacious With Potential To Extend
- Cottage Courtyard
- Freehold
- *** No Chain ***
- Exposed Beams And Inglenook Fireplace
- Extensive, Peaceful Garden With Stunning Views
- Driveway And Large Garage With Potential To Convert Into Home Office etc.
- EPC E, Council Tax Band - C

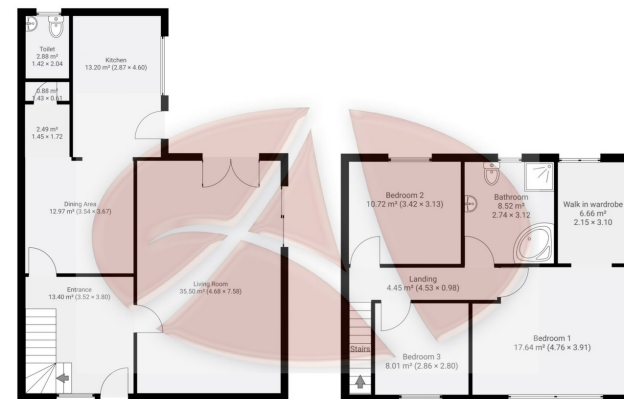


THIS CHARMING, COTTAGE IS NESTLED AWAY IN A LOVELY PART OF MELLING. WITH EXPOSED BEAMS, AN INGLENOOK FIREPLACE AND EXTENSIVE GARDEN, THIS PROPERTY IS SURE TO IMPRESS. THREE BEDROOMS AND THREE RECEPTION ROOMS CREATE A FLEXIBLE FAMILY HOME WHICH IS UNIQUE AND A HOME TO BE CHERISHED. THE DRIVEWAY PROVIDING OFF ROAD PARKING AND ACCESS TO THE LARGE GARAGE WHICH HAS THE POTENTIAL TO BE CONVERTED, IS AN ADDED BENEFIT OF THIS DELIGHTFUL PROPERTY WHICH IS AVAILABLE WITH NO ONWARD CHAIN.

THE BEAUTIFUL GARDEN IS PEACEFUL, NOT OVERLOOKED AND HAS MANY AREAS TO ENJOY WITH A PRIVATE PATIO AND POTTING SHED TUCKED AWAY BEHIND THE GARAGE, A LARGE LAWN WITH AMAZING VIEWS OF THE STUNNING COUNTRYSIDE AND A COTTAGE COURTYARD. SITUATED IN A SEMI RURAL PART OF MELLING WITH GOOD TRANSPORT LINKS AND IN A GOOD CATCHMENT AREA FOR LOCAL

SCHOOLS, THIS SPACIOUS PROPERTY REALLY HAS TO BE
VIEWED TO FULLY APPRECIATE ALL THAT IT OFFERS.





Ground floor area 81.28m²

1st floor area 57.80m²

20 Rock Lane, L31 1EP

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

Measurements, floor-areas, openings and orientations are approximate. They should purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	