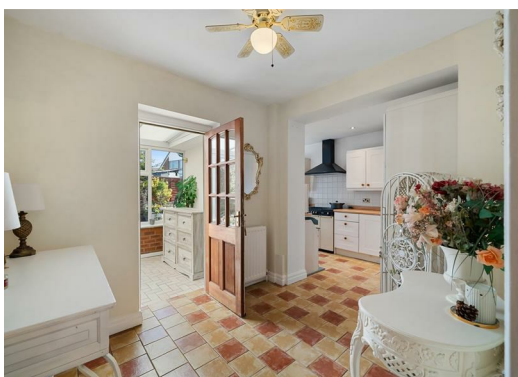




Beech Avenue, Melling, Liverpool, L31 1BJ

£210,000

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.



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

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

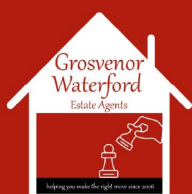
Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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