



ALASTAIR SAVILLE
ESTATE AGENTS

Waddicar Lane, Melling

Offers Over £240,000

3 1 2

- Three Bedroom Semi Detached Property
- Kitchen/Diner
- Well Maintained Gardens
- Freehold
- Two Reception Rooms
- Brick Paved Driveway With Parking
- Sought After Location
- EPC Rating - D, Council Tax Band - D



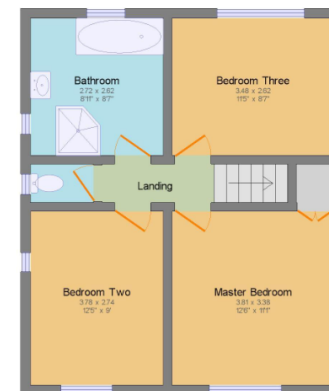
THREE BEDROOM SEMI DETACHED PROPERTY, TWO RECEPTION ROOMS, KITCHEN/DINER, DRIVEWAY, WELL ESTABLISHED GARDENS, SOUGHT AFTER LOCATION. Discover this welcoming three bedroom semi detached home on Waddicar Lane, Melling, offering comfortable and versatile living spaces within a desirable area. Boasting two reception rooms, a modern kitchen/diner, and a well maintained garden, this property provides an excellent opportunity for those seeking a family home.





This plan is illustrative only.
Its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 