

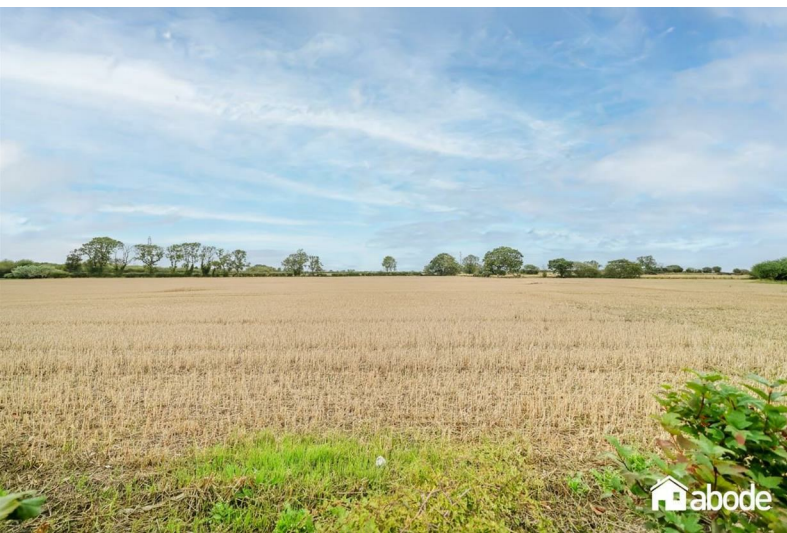


22 Artisan Drive

Melling, Liverpool, L31 1FL

Offers in the region of £335,000

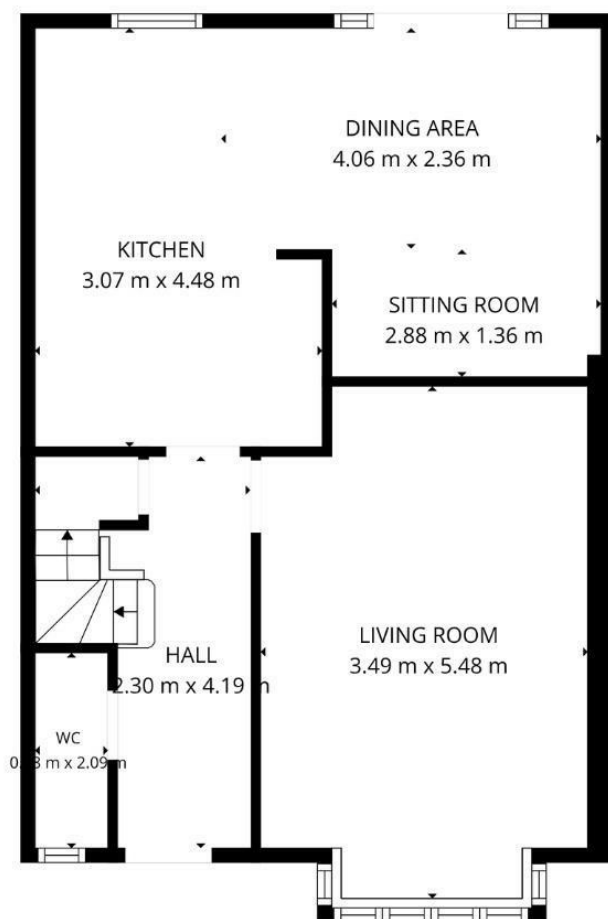
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22 Artisan Drive

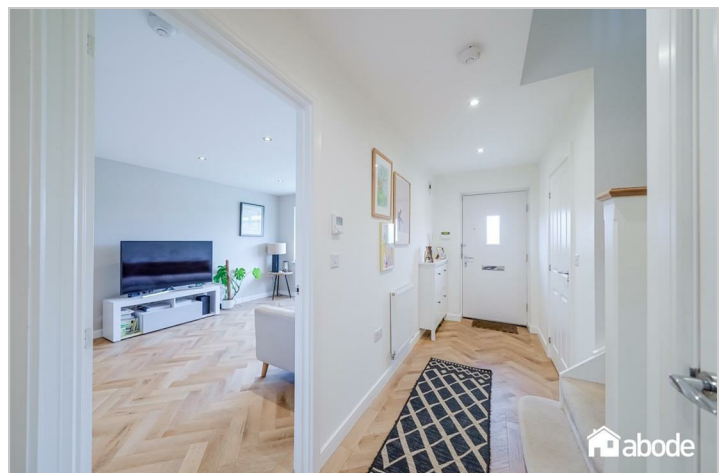
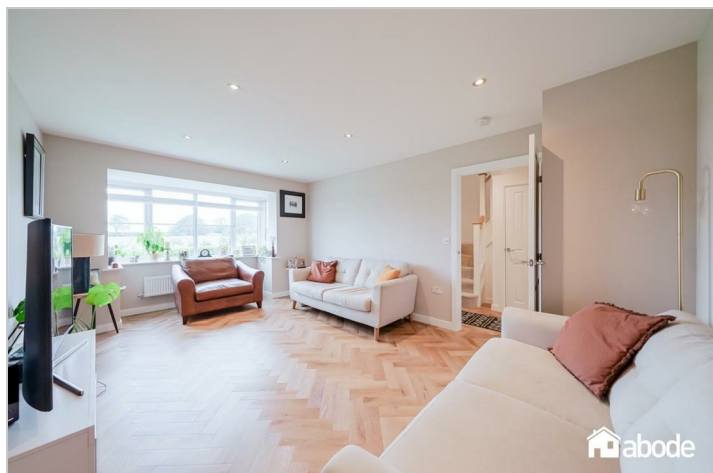
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TOTAL: 107 m2
Ground floor: 54 m2, 1st floor: 53 m2
EXCLUDED AREAS: OPEN TO BELOW: 0 m2, WALLS: 9 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Road Map



Hybrid Map



Terrain Map



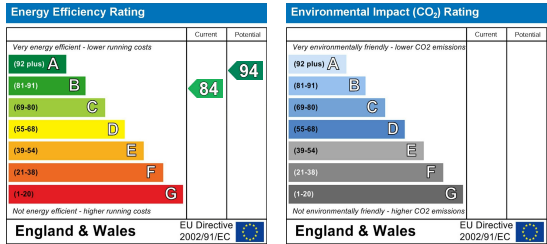
- **STUNNING FOUR-BEDROOM DETACHED FAMILY HOME**
- **BUILT JUST FOUR YEARS AGO WITH PREMIUM UPGRADES**
- **COUNTRYSIDE VIEWS TO THE FRONT**
- **IMPRESSIVE OPEN-PLAN KITCHEN, DINING & SITTING AREA**
- **PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- **SOUTH-FACING REAR GARDEN WITH PORCELAIN PATIO & PRIVATE SEATING AREA**
- **DRIVEWAY & DETACHED GARAGE | VIEWING ESSENTIAL**
- **TENURE FREEHOLD - COUNCIL TAX BAND E**

Viewing

Please contact our Formby Office on 01704827402 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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