



ALASTAIR SAVILLE  
ESTATE AGENTS

# Artisan Drive , Melling, L31 1FJ

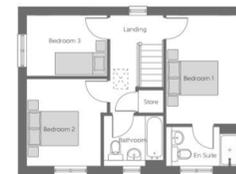
Offers Over £310,000

3 3 1



- Detached Three Bedroom Property
- Modern Throughout
- En Suite to Main Bedroom
- Stunning Rear Garden
- Council Tax Band D
- Open Views
- Downstairs W/C
- Utility Room
- EPC B





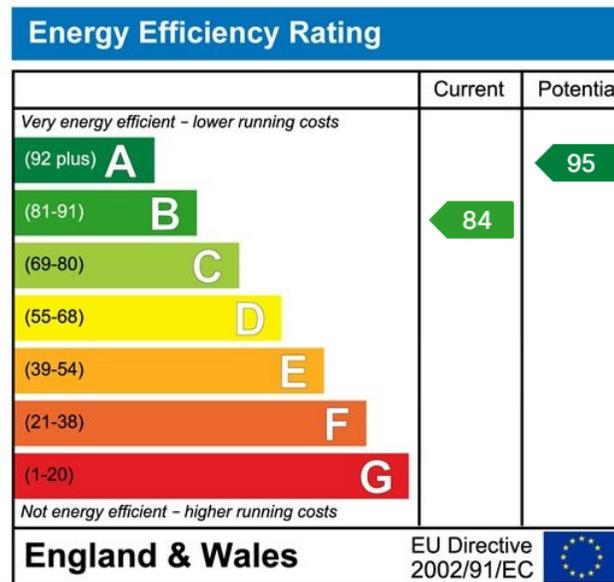
First Floor		
Bedroom 1	4.075m x 2.771m	13'4" x 9'1"
En Suite	2.771m x 1.477m	9'1" x 4'10"
Bedroom 2	3.274m x 3.027m (incl)	10'9" x 9'11" (incl)
Bedroom 3	3.027m x 2.278m	9'11" x 7'6"
Bathroom	2.261m x 1.900m	7'5" x 6'3"



Ground Floor		
Living Room	5.640m x 3.013m	18'6" x 9'11"
Kitchen/ Dining Area	5.640m x 2.712m	18'6" x 8'11"
Utility	1.978m x 1.322m	6'6" x 4'4"
Cloakroom	1.502m x 0.942m	4'11" x 3'1"

THREE BEDROOM DETACHED HOUSE, STUNNING OPEN VIEWS OVER FIELDS, FINISHED TO A VERY HIGH STANDARD THROUGHOUT WITH MANY ADDITIONAL UPGRADES, REAR GARDEN WITH ARTIFICIAL GRASS, PORCELAIN TILED FLOORING, Upvc DECKED AREA, OPEN PLAN KITCHEN / DINER, UTILITY ROOM & GROUND FLOOR WC, EN SUITE SHOWER ROOM TO MAIN BEDROOM, OFF ROAD PARKING.

This beautifully presented family home is a credit to its current owner. The property itself is situated within walking distance of local shops and transport links. Internally the property comprises: entrance hall, spacious lounge, kitchen / dining room with modern kitchen and integrated appliances, utility room and ground floor WC and to the first floor there are three bedrooms, the master with an en suite shower room and a family bathroom. To the outside of the property there is a good size garden which is stunning and off road parking space to the side. An early viewing is highly advised.



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