



Hayes Drive | | Melling | L31 1BQ

£230,000

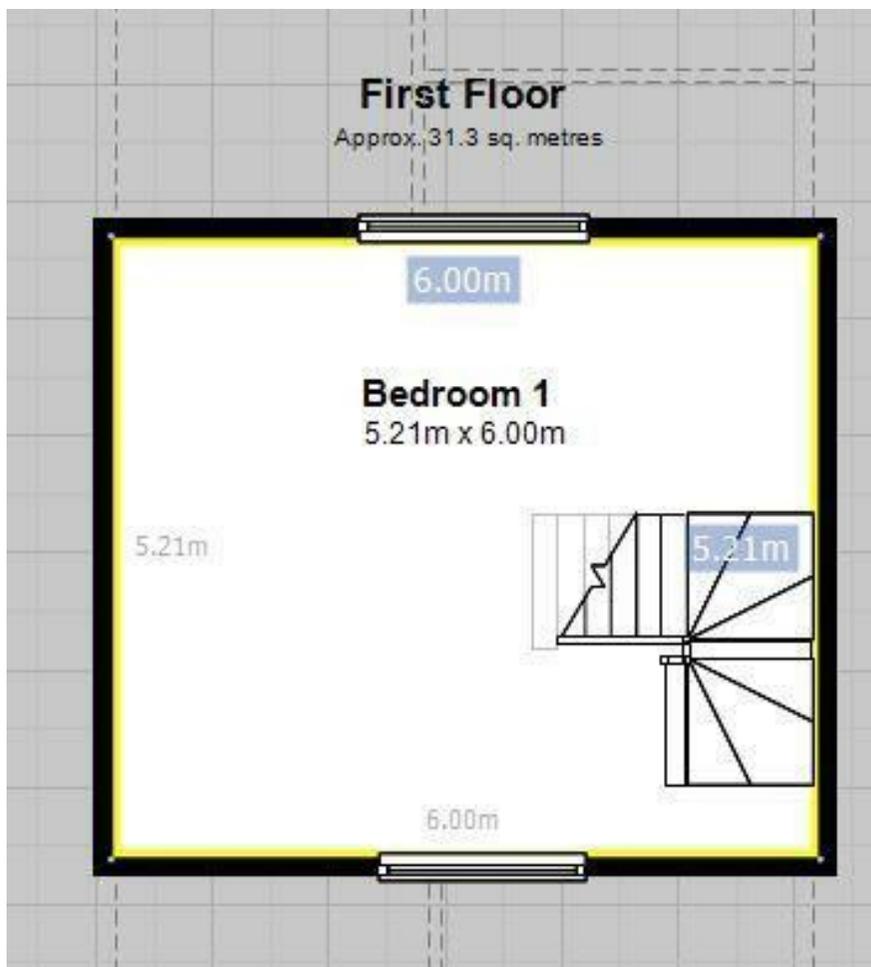


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Melling | L31 1BQ
£230,000

Nestled in the highly desirable Melling village, this charming three-bedroom semi-detached dormer bungalow on Hayes Drive offers an ideal blend of comfort and convenience. Perfectly suited for those who commute, the property is just a short drive from major motorway networks and within walking distance of the local train station, making travel to nearby cities a breeze.

As you enter the home, you will appreciate the spacious layout, highlighted by a large kitchen that is perfect for family gatherings and entertaining guests. The master bedroom occupies the entire top floor, providing a private retreat with ample space to potentially add en-suite facilities, should you

- 3 spacious bedrooms
- Large kitchen area
- Sought-after Melling village
- Short walk to train station
- Close to gastro pub
- Master bedroom on top floor
- Off-road parking available
- Minutes from motorway
- Nearby canal walk
- Semi-detached Dorma bungalow



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band C
EPC Rating D

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