



Beech Avenue, Melling, Liverpool, L31 1BJ

£180,000

Grosvenor Waterford are delighted to offer for sale this lovely two bedroom semi detached bungalow with loft conversion, situated just off Hayes Drive in popular Melling. The accommodation briefly comprises; entrance porch, hall, living room, kitchen, two double bedrooms, modern shower room, conservatory and loft room. Outside there is an enclosed rear garden and walled front garden with gated access to a paved driveway that leads to a detached garage. The property benefits from gas central heating and uPVC double glazing and is offered with no ongoing chain. An ideal location just a short walk to the local shops - viewing recommended.



Entrance Porch

uPVC double glazed double doors, tiled floor

Hall

entrance door, radiator, stairs to loft room

Living Room

10'11" x 13'5" (3.33m x 4.11m)

uPVC double glazed window to rear aspect, gas fire in surround, radiator

Kitchen

8'9" x 7'3" (2.67m x 2.23m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, cooker, plumbing for washing machine, part tiled walls, uPVC double glazed window to side aspect, uPVC door to conservatory

Conservatory

8'9" x 4'6" (2.67m x 1.39m)

uPVC double glazed windows and door

Bedroom 1

10'10" x 13'3" (3.32m x 4.05m)

uPVC double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2

8'9" x 8'5" (2.68m x 2.59m)

uPVC double glazed window to front aspect, radiator

Shower Room

5'6" x 5'9" (1.68m x 1.77m)

white suite comprising; shower cubicle with shower, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed frosted window to side aspect

First Floor

Loft Room

12'1" x 12'9" (3.69m x 3.91m)

uPVC double glazed window to rear aspect, radiator, boiler, under eaves storage

Outside

Front Garden

walled front with double gated access to lawn and paved driveway that leads via further gates to the detached garage

Detached Garage

double opening doors, glazed window to side aspect

Rear Garden

paved rear garden with ornamental borders

Additional Information

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

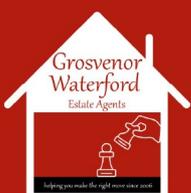
Agents Note

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		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



197 Altway, Aintree, Liverpool L10 6LB
Tel: 0151 526 7638
Fax: 0151 526 7971