

Grosvenor Waterford
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Canal View, Melling, Liverpool, L31 1JQ

The Property Ombudsman

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Grosvenor Waterford are delighted to to present this executive five bedroom detached residence for sale in an exclusive cul de sac of just five properties in Melling. The large and spacious accommodation comprises; welcoming entrance hall, three receptions rooms, breakfast kitchen, utility room, downstairs w.c. and conservatory. To the first floor there are five bedrooms, the master having ensuite and a family bathroom. Outside there is a walled front with open access to a block paved driveway with parking for several vehicles and an enclosed private rear garden backing onto the Leeds Liverpool Canal. The property also benefits from uPVC double glazing and gas central heating. A very large family home in a sought after location - viewing recommended.

Offers over £580,000







Entrance Hall 21'2" (max) x 11'3" (6.46m (max) x 3.44m)
uPVC double opening entrance doors, two radiators, tiled flooring, understairs cupboard, turned staircase to first floor

Front Sitting Room 12'3" x 14'5" (3.74m x 4.41m)



uPVC double glazed window to front aspect, feature fireplace, radiator

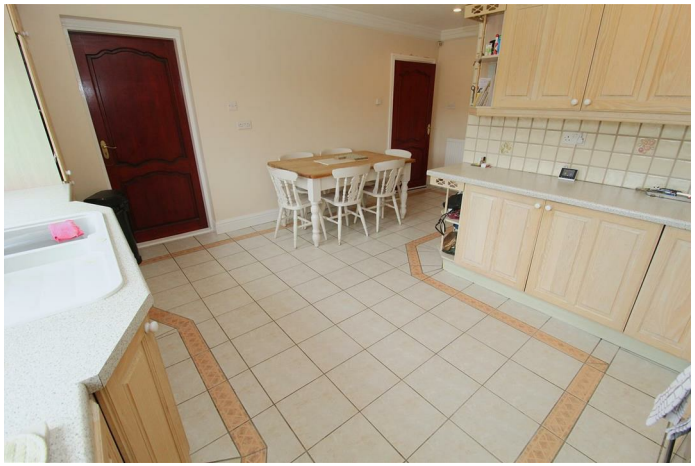
Front Dining Room 12'3" x 14'5" (3.74m x 4.41m)



uPVC double glazed window to front aspect, radiator, laminate flooring

Rear Living Room 18'2" x 14'5" (5.55m x 4.41m)
uPVC double glazed french doors with glazed side panels to rear garden, feature fireplace, radiator

Kitchen/Breakfast Room 18'0" (max) x 14'4" (max) (5.51m (max) x 4.39m (max))



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated appliances (double oven, gas hob, under counter fridge and freezer, dishwasher), radiator, tiled flooring and splashbacks, radiator, two uPVC double glazed windows to rear aspect

Utility Room 6'2" x 7'8" (1.88m x 2.36m)

Conservatory 16'8" x 12'9" (max) (5.10m x 3.91m (max))



double glazed conservatory with french doors to rear garden, tiled flooring, radiator

First Floor

Landing 11'8" x 18'4" (max) (3.57m x 5.61m (max))
picture window to rear aspect, access to loft space

- **5 Bedroom Detached Executive Family Home**
- **Double Glazing**
- **Conservatory**
- **EPC Rating TBC**
- **Gas Central Heating**
- **Private Rear Garden**
- **Exclusive Development backing onto Canal**
- **3 Large Reception Rooms**

Master Bedroom 13'8" x 14'6" (4.19m x 4.43m)



uPVC double glazed window to rear aspect, radiator, built in cupboard, door to ensuite

Ensuite 4'1" x 7'2" (1.25m x 2.20m)

white site comprising; shower cubicle with electric shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to side aspect

Bedroom 2 12'3" x 14'6" (3.74m x 4.42m)

uPVC double glazed window to front aspect, radiator, built in cupboard

Bedroom 3 12'3" x 14'5" (3.74m x 4.40m)



uPVC double glazed window to front aspect, radiator

Bedroom 4 13'7" (into doorway) x 14'5" (max) (4.16m (into doorway) x 4.41m (max))



uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 5 8'0" x 10'6" (2.44m x 3.22m)

uPVC double glazed window to side aspect, radiator

Family Bathroom 9'2" x 11'2" (2.81m x 3.42m)



spacious bathroom with white suite comprising; freestanding bath, shower cubicle with electric shower, wash hand basin and low level w.c., chrome heated towel rail, tiled flooring and walls, uPVC double glazed frosted window to front aspect

Outside

Rear Garden

private rear garden with patio and lawn backing onto the Leeds Liverpool Canal

Front Garden

walled front with open access to a block paved driveway providing off road parking for several vehicles

Additional Information

Tenure : Freehold
Council Tax Band : F
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.

