



## Baytree Grove, Melling, Liverpool, L31 1LR £277,500

Grosvenor Waterford are delighted to offer for Sale this well presented three bedroom detached house situated on the popular 'Village' estate in Melling. The spacious accommodation briefly comprises; entrance hall, lounge, dining room, kitchen, conservatory, utility room and downstairs w.c. To the first floor there are three good sized bedrooms, the master having an ensuite and a family bathroom. Outside there is a good sized rear garden and open plan front garden with off road parking leading to the integral garage. The property also benefits from uPVC double glazing and gas central heating. An early viewing is considered essential to appreciate this ideal large family home.

(Whilst the property is currently Leasehold the vendor has the opportunity to buy freehold for £2,000)



**Entrance Hall**

main entrance door, radiator, amtico flooring, stairs to first floor

**Lounge**

13'11" (+bay) x 10'10" (4.25m (+bay) x 3.31m)

uPVC double glazed bay window to front aspect, radiator, gas fire in feature surround, amtico flooring, open to dining room

**Dining Room**

9'7" x 8'4" (2.94m x 2.55m)

uPVC double glazed patio doors to conservatory, radiator, amtico flooring, open to kitchen

**Kitchen**

13'3" x 7'10" (4.05m x 2.41m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, space for fridge freezer, amtico flooring, tiled splashbacks, uPVC double glazed window to rear aspect

**Conservatory**

13'11" x 8'0" (4.25m x 2.45m)

uPVC double glazed conservatory with french doors to rear garden, amtico flooring, wall mounted heater

**Utility**

6'3" x 5'11" (1.93m x 1.82m)

base cabinets with complementary worktops, plumbing for washing machine, space for tumble dryer, radiator, amtico flooring, uPVC double glazed window to rear aspect, door to rear garden

**W.C.**

uPVC double glazed frosted window to side aspect, low level w.c., wash hand basin, amtico flooring

**First Floor****Landing**

build in cupboard, access to loft space

**Master Bedroom**

14'6" (max) x 12'1" (max) (4.43m (max) x 3.69m (max))

uPVC double glazed window to rear aspect, radiator, fitted wardrobes, door to ensuite

**Ensuite**

5'8" x 7'11" (1.73m x 2.42m)

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

**Bedroom 2**

8'3" x 14'1" (2.52m x 4.31m)

two uPVC double glazed windows to front aspect, radiator

**Bedroom 3**

9'1" x 8'9" (+alcove) (2.78m x 2.67m (+alcove))

uPVC double glazed window to rear aspect, radiator

**Family Bathroom**

6'3" x 7'2" (1.91m x 2.20m)

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

**Outside****Rear Garden**

good sized rear garden with lawn with mature planting and patio, gated access to front

**Front Garden**

open plan front with lawn and mature planting and tarmac driveway leading to the integral garage

**Integral Garage**

up and over door, power and light

**Additional Information**

Tenure : leasehold (opportunity to buy freehold for £2,000)

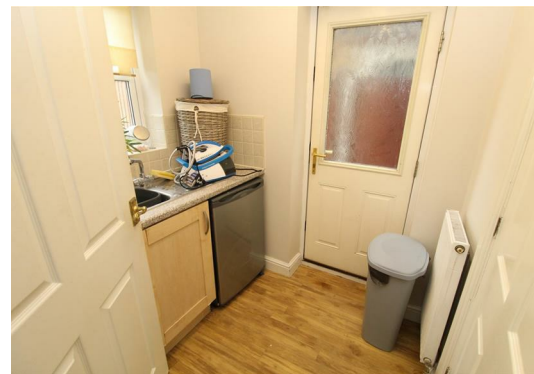
Council Tax Band : D

Local Authority : Sefton

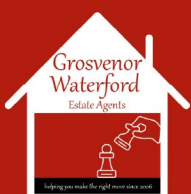
**Agents Note**

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](http://www.gov.uk/government/organisations/land-registry).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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