



Waddicar Lane, Melling, Liverpool, L31 1DY

£190,000

Grosvenor Waterford are delighted to offer for sale this three bedroom semi detached house, situated in a popular residential area of Melling. The spacious accommodation briefly comprises; entrance hall, downstairs w.c., lounge, dining room and kitchen. To the first floor there are three bedrooms and modern shower room. Outside there is a lovely enclosed rear garden with artificial lawn and walled front garden with open access to lawn and tarmac driveway. The property benefits from uPVC double glazed windows and gas central heating and is offered with no ongoing chain. An early viewing is recommended for this lovely family home enjoying a good sized plot.



Entrance Hall

uPVC front door, radiator, built in cupboard, stair to first floor

W.C.

low level w.c. and wash hand basin, tiled floor

Lounge

13'8" x 12'0"n (4.19m x 3.68mn)

uPVC double glazed window to front aspect, radiator, feature fireplace, open to dining room

Dining Room

9'10" x 9'4" (3.02m x 2.85m)

uPVC double glazed window to rear aspect, radiator

Kitchen

9'10" x 8'5" (3.02m x 2.59m)

fitted kitchen with a range of base cabinets with complementary worktops, gas cooker, plumbing for washing machine, space for fridge freezer, tiled floor and part tiled walls, uPVC double glazed window to rear aspect, uPVC door to side aspect

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space

Bedroom 1

13'5" x 10'9" (4.09m x 3.28m)

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

Bedroom 2

10'4" x 11'6" (3.17m x 3.51m)

uPVC double glazed window to front aspect, radiator, laminate flooring, built in cupboard, Worcester boiler

Bedroom 3

6'10" x 7'3" (2.09m x 2.22m)

uPVC double glazed window to front aspect, radiator

Shower Room

5'4" x 6'3" (1.64m x 1.92m)

modern white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., white heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

good sized rear garden that extends around the side with patio areas and raised artificial lawn, borders and shed

Front Garden

good sized walled front with open access to lawn and tarmac driveway, gated access to rear garden

Additional Information

Tenure :

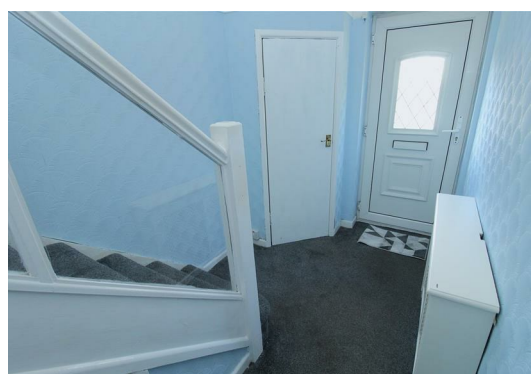
Council Tax Band :

Local Authority :

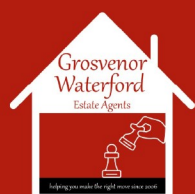
Agents Note

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		
(81-81) B		81
(69-80) C	69	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-81) 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		



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