

Grosvenor Waterford
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Highland Way, Melling, L31 1HY

The Property Ombudsman

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Grosvenor Waterford are delighted to offer for Sale this Rowland Homes three bedroom semi detached home, built to 'The Bressingham B' specification on the new sought after Waddicar Rise Development in Melling. Bought in 2025 from new, the spacious accommodation briefly comprises; entrance hall, living room, dining kitchen with integrated appliances and downstairs w.c.. To the first floor there are three good sized bedrooms, the master having ensuite and a family bathroom. Outside there is a good sized rear garden and front with lawn and tarmac driveway to the side of the property. The property benefits from solar panels, electric vehicle charging point, gas central heating and uPVC double glazing. A stunning family home on a particularly sought after development - early viewing recommended.

£290,000







Entrance Hall



front entrance door, uPVC double glazed window, radiator, laminate flooring, understairs cupboard, stairs to first floor

Downstairs W.C.

low level w.c. and wash hand basin, radiator, laminate flooring

Living Room



three uPVC double glazed windows to front and side aspects, radiator, media wall, laminae flooring

Dining Kitchen



modern fitted kitchen with a range of dark blue base and wall cabinets with contrasting white worktops, integrated double oven and gas hob with extractor over, integrated fridge freezer, dishwasher and washing machine, radiator, laminate flooring, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects, uPVC double glazed french doors to rear garden

First Floor

Landing

access to loft space

Master Bedroom



uPVC double glazed window to front aspect, radiator, door to ensuite

Ensuite

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

- **3 Bedroom Semi Detached**
- **Built in 2025**
- **Owned Solar Panels**
- **EPC Rating A**
- **uPVC Double Glazing**
- **Electric Vehicle Charging Point**
- **Built on the Bressingham Specification by Rowland Homes**
- **Gas Central Heating**

Bedroom 2



uPVC double glazed windows to front and side aspects, radiator

Bedroom 3



uPVC double glazed window to side aspect, radiator

Family Bathroom



modern white suite comprising; panelled bath with shower over, wash hand basin and low level w.c., chrome heated towel rail, vinyl flooring and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

Outside

Rear Garden



enclosed rear garden laid mainly to lawn

Front Garden

front and side gardens with lawn and planted hedging

Off Road Parking

tarmac drive to right hand side of property

Additional Information

Tenure : Freehold
Council Tax Band : C
Local Authority : Sefton
Once the site has been finished we are informed there will be an annual service fee estimated at £180.97

Agents Note

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We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate.
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