



BRIGHOUSE  
WOLFF

33 Melling Lane, Kennessee Green, Maghull., L31 3DG  
£450,000





A substantial 4 Bedroom detached family home, which is set in a much sought after tree lined lane in Kennessee Green, Maghull.

The property is located close to a variety of shops, restaurants, bistros and bars, whilst Maghull Railway Station and the nearby A59 and M58 provide excellent direct transport access into Liverpool City Centre and beyond.

Further amenities within a short drive include but are not limited to; Ormskirk Hospital, Edge Hill University, Aintree retail/shopping parks and countryside walks.

Sitting on a mature plot with gardens to the front & rear, the main accommodation briefly comprises; Entrance porch, hallway, lounge, extended dining room, office, shower room and fitted breakfasting kitchen to the ground floor. To the first floor are four bedrooms and family bathroom suite, whilst to the exterior of the property are well established gardens to the front and rear.

Off road parking is provided by a driveway leading to a double garage, whilst further benefits include but are not limited to No Chain Delay, gas central heating & double glazing.

Due to its ideal location, size and potential, we envisage high levels of viewings and interest from the outset.

Please therefore contact Brighthouse Wolff today to arrange a convenient time to view.

### ACCOMMODATION

#### GROUND FLOOR

#### PORCH

Providing access into the property, with double glazed windows and sliding door.

#### HALLWAY

An impressively sized hallway with stairs leading to the first floor, ceiling lighting and access into all accommodation.

#### LOUNGE

13'9" x 12'2" (4.21 x 3.73)

A large room to the front aspect with double glazed window to the front elevation, radiator panel, tv point & ceiling lighting

#### DINING ROOM

13'10" x 15'3" max (4.22 x 4.66 max)

An extended room set to the rear with double glazed windows, radiator panel & ceiling lighting. Door leads into the rear gardens.

#### FITTED KITCHEN

11'6" x 10'0" (3.52 x 3.07)

A light and spacious kitchen area, which is fitted with a comprehensive range of wall and base units together with contrasting work surfaces and flooring. Stainless steel sink and drainer unit, double glazed windows and door providing access into the rear hallway.

#### INNER HALLWAY

Doors lead to the garage, office space and rear gardens.

#### OFFICE

9'6" x 7'2" (2.92 x 2.19)

A pleasant open room situated away from the main accommodation, with ceiling lighting.



## SHOWER ROOM

Accessed from the main hallway and comprising of: shower enclosure with overhead shower and screens, low level wc, wash basin & ceiling light point.

## FIRST FLOOR

### STAIRS & LANDING

Stairs lead to the landing area which in turn provides access to all first floor accommodation.

### BEDROOM 1

13'10" x 12'4" (4.22 x 3.76)

A impressively sized main bedroom with double glazed window to the front elevation, radiator panel, fitted wardrobes & ceiling lighting.

### BEDROOM 2

13'11" x 10'0" (4.25 x 3.06)

Double glazed window to the rear elevation, radiator panel & ceiling lighting.

### BEDROOM 3

11'6" x 8'3" (3.53 x 2.54)

Double glazed window to the rear elevation, radiator panel & ceiling lighting.

### BEDROOM 4

11'6" x 7'4" (3.52 x 2.25)

Double glazed window to the front elevation, radiator panel & ceiling lighting.

### BATHROOM SUITE

7'3" x 5'11" (2.21 x 1.82)

Fitted with a three piece suite comprising; panelled bath, low level wc and wash basin. Part tiled walls, double glazed frosted window, ceiling lighting.

## EXTERIOR

## PARKING

## GARDENS

The property is situated on a well proportioned plot with mature gardens to the front, and rear. The gardens provide excellent private outdoor living space, are mainly laid to lawn with patios and pathways and well established flower, shrub and tree borders.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX

Sefton Council 2026/27.

Band: E

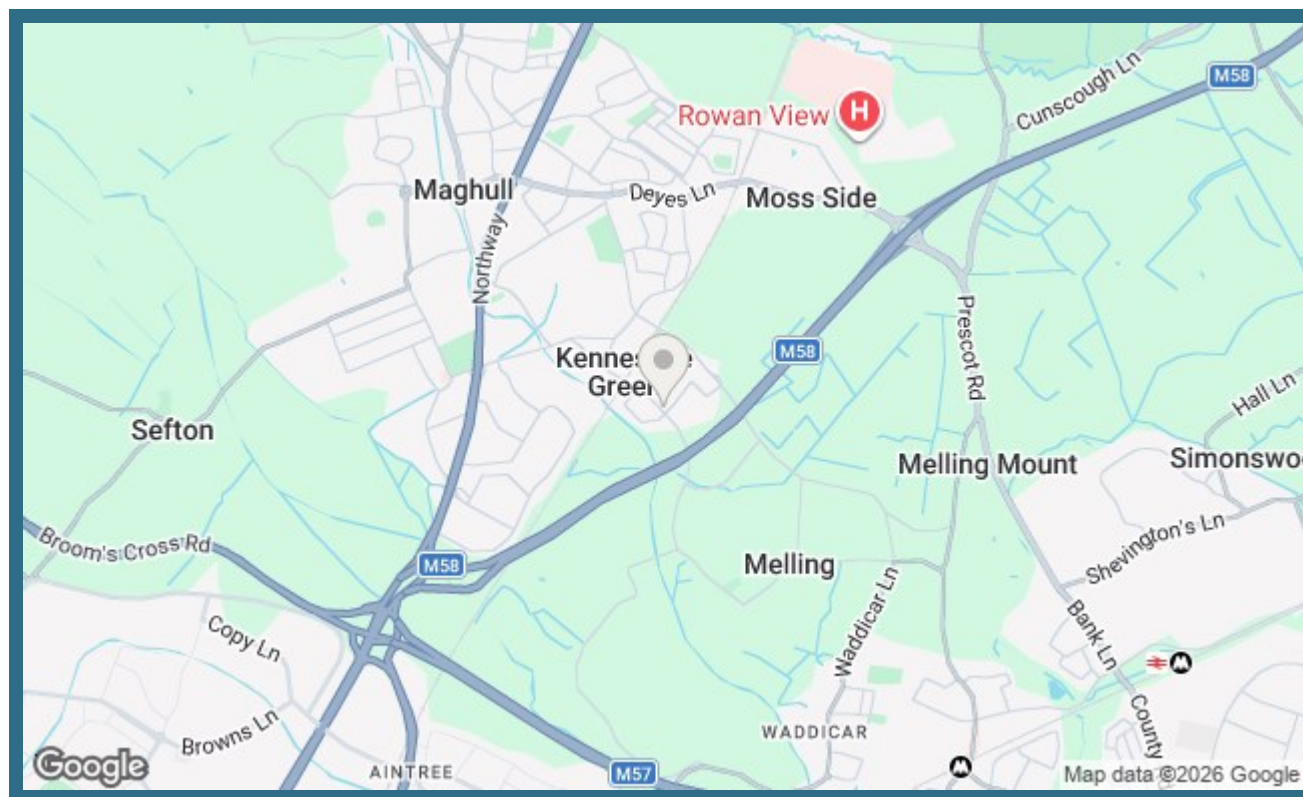
Charge: £3,157.00

### MOBILE & BROADBAND

BROADBAND: Ultrafast - Highest available download speed: 1800 Mbps. Highest available upload speed: 220 Mbps.

MOBILE SIGNAL: Good Outdoor - EE, THREE, O2 & Vodaphone. (Ofcom website).

## VIEWING BY APPOINTMENT



### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

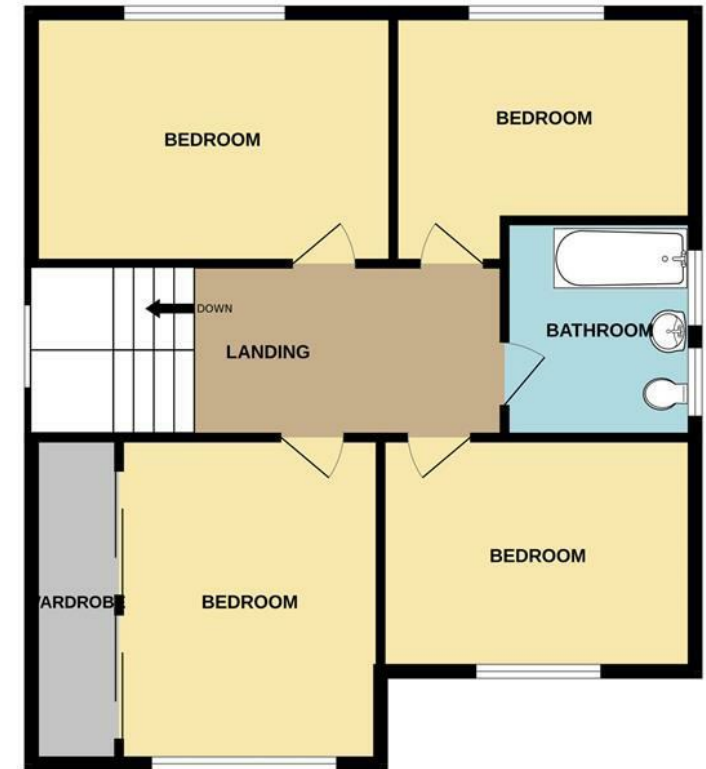
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
1192 sq.ft. (110.8 sq.m.) approx.



1ST FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1945 sq.ft. (180.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |







