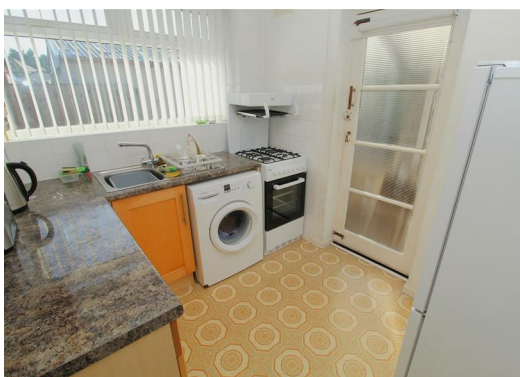




**Beech Avenue, Melling, Liverpool, L31 1BJ**  
**£170,000**

Grosvenor Waterford are delighted to offer for sale this lovely two bedroom semi detached bungalow, situated just off Hayes Drive in popular Melling. The well presented accommodation briefly comprises; entrance hall, living room, kitchen, two double bedrooms, bathroom and rear porch. Outside there is an enclosed west facing rear garden and walled front garden with gated access to a paved driveway. The property benefits from gas central heating and uPVC double glazed windows, some with plantation shutters. An ideal location just a short walk to the local shops and offered with no ongoing chain - viewing recommended.





### Entrance Hall

'L' shaped hall with uPVC front door, radiator and loft access

### Living Room

13'8" x 10'10" (4.18m x 3.32m)

uPVC double glazed window to rear aspect, gas fire in surround, radiator

### Kitchen

7'4" x 8'7" (2.25m x 2.64m)

fitted kitchen with base and wall cabinets with complementary worktops, cooker, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, uPVC double glazed window to side aspect, door to rear porch

### Bedroom 1

12'5" x 10'11" (3.80m x 3.33m)

uPVC double glazed window to front aspect with plantation shutters, radiator, fitted wardrobes, drawers and bedside cabinets

### Bedroom 2

8'6" x 8'7" (2.60m x 2.62m)

uPVC double glazed window to front aspect with plantation shutters, radiator

### Bathroom

6'2" x 5'6" (1.88m x 1.70m)

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

### Rear Porch

uPVC double glazed windows and door to rear garden, tiled floor

### Outside

#### Rear Garden

enclosed west facing rear garden with patio extending around to the side, lawn and shed

#### Front Garden

walled front with double gated access to paved driveway and lawn, gated access to rear garden

### Additional Information

Tenure : Freehold

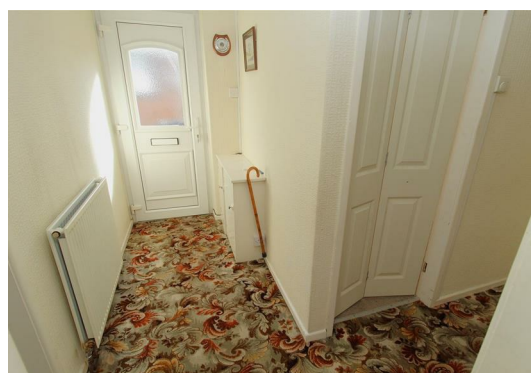
Council Tax Band : B

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		87
(69-80) C		
(55-68) D	69	
(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		87
(69-80) C		
(55-68) D	68	
(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		