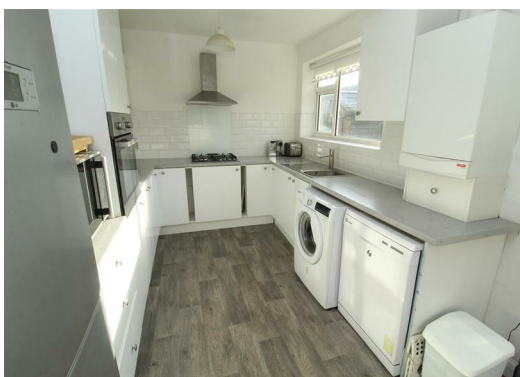




## **Beech Avenue, Melling, Liverpool, L31 1BJ**

### **£170,000**

Grosvenor Waterford are delighted to offer for sale this extended two bedroom semi detached bungalow, situated just off Hayes Drive in popular Melling. The accommodation briefly comprises; entrance hall, lounge, dining room, breakfast kitchen, two double bedrooms and a modern shower room. Outside there is an enclosed rear garden extending around to the side and walled front garden with open access to a paved driveway, which leads to a detached garage. The property benefits from gas central heating and uPVC double glazed windows. Offered with no ongoing chain - early viewing recommended.





### Entrance Hall

main entrance door, radiator, access to loft space

### Lounge/Dining Room

13'6" x 10'11" (4.13m x 3.35m)

gas fire in feature surround, radiator, laminate flooring, uPVC double glazed french doors with side glazed panels to rear garden

### Breakfast Kitchen

15'6" x 8'7" (4.74m x 2.62m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated eye level oven and gas hob with extractor over, plumbing for washing machine and dishwasher, space for fridge freezer, radiator, tiled splashbacks, uPVC double glazed windows to side and rear aspects, door to side aspect

### Bedroom 1

12'4" x 10'11" (3.78m x 3.35m)

uPVC double glazed window to front aspect, radiator

### Bedroom 2

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

uPVC double glazed window to front aspect, radiator

### Shower Room

6'0" x 5'4" (1.84m x 1.65m)

modern shower room with white suite comprising; shower cubicle with mains shower, wall hung vanity cabinet with wash hand basin and low level w.c., chrome heated towel rail, tiled walls, uPVC double glazed frosted window to side aspect

### Outside

#### Rear Garden

ornamental rear garden extending around to the side with gated access to front

#### Front Garden

good sized walled front with separate pedestrian gated access to lawn and path and open access to paved driveway leading to the rear garden

### Detached Garage

up and over door

### 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		85
(81-91) B		
(69-80) C		64
(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		