

Grosvenor Waterford
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Highland Way, Melling, Liverpool, 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 Bridewell 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.

£275,000







Entrance Hall
front entrance door, uPVC double glazed window, radiator, herringbone amtico flooring, stairs to first floor

Downstairs W.C.
uPVC double glazed window to front aspect, low level w.c. and wash hand basin, radiator, herringbone amtico flooring

Living Room 15'4" x 9'10" (4.69m x 3.02m)



uPVC double glazed window to front aspect, radiator, herringbone amtico flooring

Dining Kitchen 8'10" x 16'8" (2.70m x 5.09m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated eye double oven and hob with extractor over, integrated fridge freezer, dishwasher and washing machine, radiator, herringbone amtico flooring, inset ceiling spotlights, understairs cupboard, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

First Floor

Landing
access to loft space

Master Bedroom 11'0" x 9'6" (3.37m x 2.91m)



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

Ensuite 4'2" x 9'0" (1.28m x 2.76m)



white suite comprising; wash hand basin, low level w.c. and shower

- 3 Bedroom Semi Detached
- Built in 2025
- Owned Solar Panels
- EPC Rating A
- uPVC Double Glazing
- Off Road Parking
- Built on the 'Bridewell B' Specification by Rowland Homes
- Gas Central Heating

cubicle with mains shower, white heated towel rail, tiled flooring and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

Bedroom 2 9'6" x 9'8" (2.91m x 2.96m)



uPVC double glazed window to front aspect, radiator

Bedroom 3 9'6" x 8'0" (2.91m x 2.44m)



uPVC double glazed window to front aspect, radiator

Family Bathroom 7'4" x 6'9" (2.26m x 2.08m)



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

Outside

Front Garden

open plan front with lawn, planted hedging and tarmac driveway

Rear Garden



good sized rear garden laid mainly to lawn, gated access to front

Additional Information

Tenure : Freehold
Council Tax Band : C
Local Authority : Sefton

Agents Note

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