Grosvenor Waterford
ESTATE AGENTS LIMITED

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Hayes Drive, Melling, Liverpool, L31 1BQ
Offers over £205,000

Grosvenor Waterford are delighted to offer this fabulous three bedroom semi detached property in sought after Melling. The property has been extended with accommodation comprising; vestibule, hall lounge, dining room, newly fitted kitchen, conservatory and newly fitted shower room. To the first floor there are three bedrooms and a shower room. Outside there is a delightful rear garden with lawn and patio extending around to the side and large front garden with lawn and off road parking for a number of vehicles. The detached garage and workshop open up onto a further driveway on Beech Avenue providing further off road parking. The property also benefits from uPVC double glazed windows and annually serviced gas central heating. Offered with no ongoing chain, a viewing would be well worth while for this attractive and spacious bungalow.

Vestibule
uPVC front door

Hall
radiator, built in cupboard, stairs to first floor

Lounge
13'6" x 10'8" (4.14m x 3.27m)
uPVC double glazed patio doors to conservatory, electric fire in feature surround, radiator, open to dining room

Dining Room
9'0" x 10'8" (2.75m x 3.27m)
uPVC double glazed window to front aspect, radiator

New Fitted Kitchen (2024)
10'5" x 9'1" (3.19m x 2.79m)
modern fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated oven and hob with extractor over, integrated washing machine and fridge freezer, vertical radiator, laminate floor, uPVC double glazed window to side aspect, uPVC door to conservatory

Conservatory
9'3" (max) x 18'7" (2.82m (max) x 5.68m)
uPVC double glazed conservatory with french doors to rear garden, radiator, uPVC door to side aspect

New Fitted Shower Room (2024)
5'11" x 5'2" (1.82m x 1.58m)
modern white suite comprising; shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., vertical radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

First Floor

Landing
uPVC double glazed window to side aspect

Bedroom 1
9'2" x 10'8" (2.80m x 3.27m)
uPVC double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2
9'2" x 10'8" (2.81m x 3.27m)
uPVC double glazed window to rear aspect, radiator, built in wardrobe, access to loft space

Bedroom 3
8'1" x 9'6" (2.48m x 2.92m)
uPVC double glazed window to side aspect, radiator, under eaves storage

Shower Room
shower cubicle with mains shower, low level w.c. and wash hand basin, radiator, laminate flooring, part tiled walls, under eaves storage

Outside

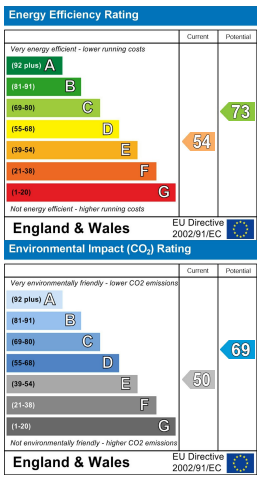
Rear Garden
private rear garden with lawn, patio, sheds and rear access to the detached garage and workshop, gated access to front

Detached Garage & Workshop
19'4" x 8'7" + 12'2" x 11'3" (5.91m x 2.64m + 3.72m x 3.45m)
good sized garage and workshop with power and light, two uPVC double glazed windows to side aspect, door to rear garden, electric roller door opening up onto Beech Avenue around the corner with further off road parking

Front Garden
walled front with double gated access to lawn and tarmac driveway allowing for further off road parking

Additional Information
Tenure : Freehold
Council Tax Band : C
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.



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