Debra Close, Melling, Liverpool, L31 1DL

Grosvenor Waterford
Estate Agents
helping you make the right move since 2006

The Property Ombudsman

197 Altway, Aintree, Liverpool, L10 6LB
Tel: 0151 526 7638
Email: info@grosvenorwaterford.com

Grosvenor Waterford are pleased to offer for Let this recently renovated three bedroom end townhouse situated in a cul de sac in the popular residential area of Melling. The accommodation briefly comprises; hall, new kitchen and open plan living room. To the first floor there are three bedrooms and a family bathroom. Outside there are front and rear gardens with off road parking leading to a detached garage. The property benefits from new uPVC double glazed windows and gas central heating with a new boiler.

£1,100 Per calendar month

Hall 9'3" x 6'4" (2.83m x 1.954m)

composite front door and uPVC double glazed window, radiator, laminate flooring, stairs to first floor

Kitchen 9'3" x 8'2" (2.82m x 2.51m)

new white high gloss fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, space for fridge freezer, plumbing for washing machine, laminate flooring, tiled splashbacks, uPVC double glazed window to front aspect

Living Room 23'3" (max) x 15'1" (max) (7.09m (max) x 4.61m (max))

uPVC double glazed french doors with glazed side panels to rear garden, radiator, laminate flooring, understairs cupboard

Landing

access to loft space

- 3 Bedroom End Townhouse
- Gas Central Heating (new boiler)
- Rear Garden
- EPC Rating D
- Cul de Sac Location
- new uPVC Double Glazing
- Garage and Off Road Parking

Bedroom 1 14'7" x 8'11" (4.47m x 2.74m)

uPVC double glazed window to front aspect, radiator, new carpet

Bedroom 2 11'10" x 8'11" (3.63m x 2.73m)

uPVC double glazed window to rear aspect, radiator, new carpet

Bedroom 3 11'0" x 6'0" (3.37m x 1.84m)

uPVC double glazed window to front aspect, radiator, new carpet

Family Bathroom 6'7" x 5'6" (2.02m x 1.69m)

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

Outside

Rear Garden

good sized ornamental rear garden with mature planting and gated access to rear

Front Garden

walled front with double gated access to tarmac driveway leading to the detached garage,

Detached Garage

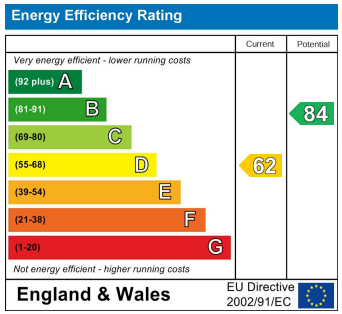
up and over door, door and window to rear

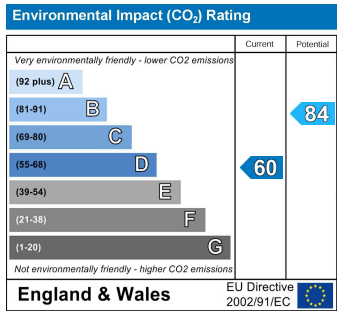
Additional Information

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.





Ferre