



Ian Anthony
The Estate Agents

**67 Station Road
Melling, Merseyside, L31 1BN**

Asking Price Of £132,500

- MID TERRACED PROPERTY
- SITTING ROOM, LIVING ROOM
- FITTED KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- GARDENS FRONT & REAR
- NO UPWARD CHAIN!
- POPULAR RESIDENTIAL LOCATION



www.iananthonyestates.co.uk

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Property Description

SUMMARY

NO UPWARD CHAIN!

Mid terraced property situated in a popular residential area of Melling convenient for local amenities and schools.

Ground floor accommodation comprises a sitting room, living room and fitted kitchen whilst to the first floor there are three bedrooms and a family bathroom. Outside there is a driveway, front garden and generous sized rear garden with the benefit of not being overlooked.

FRONT DOOR & ENTRANCE HALL

Door to front aspect, window to front aspect, staircase to first floor.

SITTING ROOM

11' 7" into bay x 10' 10" (3.53m x 3.3m) Bay window to front aspect, gas fire set in a marble back and hearth with decorative surround, telephone point, laminate floor.

LIVING ROOM

17' 6" x 10' 4" (5.33m x 3.15m) Patio doors to rear aspect, TV point, laminate floor, door to kitchen.





KITCHEN

19' 8" x 5' 11" (5.99m x 1.8m) Windows to front and rear aspect, fitted kitchen with a range of base and wall units, 1 ½ bowl sink unit, integrated gas hob with overhead extractor, integrated electric oven, plumbing for washing machine, space for dryer, space for tall fridge freezer, under stairs storage cupboard, part tiled walls, tiled floor, doors to front and rear aspect.

FIRST FLOOR

STAIRS & LANDING

Loft access.



BEDROOM ONE

14' 6" x 10' 3" (4.42m x 3.12m) Window to front aspect, laminate floor.

BEDROOM TWO

14' 9" x 8' 6" (4.5m x 2.59m) Window to rear aspect.

BEDROOM THREE

13' 3" x 5' 11" (4.04m x 1.8m) Window to front aspect, storage cupboard with window to front aspect, telephone point, laminate floor.

BATHROOM

Windows to rear aspect, suite comprising a corner bath with shower over, WC, washbasin, tiled walls, laminate floor.



OUTSIDE

FRONT GARDEN

Paved driveway providing ample space for parking, lawn.

REAR GARDEN

Generous sized rear garden with the benefit of not being overlooked, block paved patio area, extensive lawn, shrub borders, metal shed.

ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing.

LOCAL AUTHORITY

Sefton Borough Council, Council Tax - Band B

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification



from their solicitor or surveyor.

TENURE

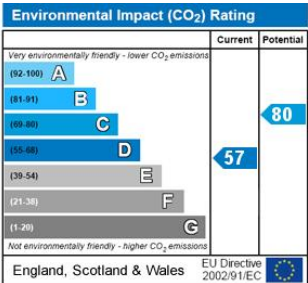
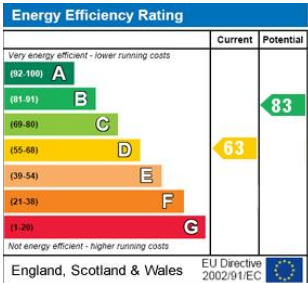
PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

VIEWING

Viewing strictly by appointment through the Agents.



This floor plan is for illustration purposes only.
Plan produced using PlanUp.



16 Church Street
Ormskirk
Lancashire
L39 3AN

www.iananthoniestates.co.uk
enquiries@iananthoniestates.co.uk
uk
01695 580888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.