

**AGENTS NOTE**

Freehold.

Council Tax Band- E, Sefton Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>	82	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Midland Close, Melling, L31 1FQ**



BEAUTIFUL NEW BUILD DETACHED RESIDENCE, FOUR BEDROOMS WITH THE MAIN BEDROOM HAVING AN ENSUITE, SPERATE LOUNGE, SPACIOUS KITCHEN/DINER WITH DOORS TO THE GARDEN, ENCLOSED GARDENS, DRIVEWAY AND INTEGRAL GARAGE, TUCKED AWAY CUL DE SAC LOCATION. VIEWING A MUST!

Having been recently completed, this detached new build property is one of the last available on this select development. The property is spacious and light throughout and offers stunning accommodation for any family buyer who just wants to move in without doing a thing! Comprising entrance hallway, lounge, kitchen/diner with doors to the garden, utility room, WC and integral garage to the ground floor and to the first floor are four good sized bedrooms- one with an ensuite, and the family bathroom. Externally there is a lovely enclosed rear garden enjoying a good degree of privacy and a driveway with off road parking to the front leading to the garage. This is an opportunity not to be missed- be quick!

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**Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm**

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**£365,000**





## Property Features

- Detached Executive New Build Family Home
- Four Bedrooms - One With Ensuite
- Lovely Kitchen/Diner With Utility Room Off
- Tucked Away Small Development
- Seperate Lounge

## Full Description

### ENTRANCE HALLWAY

Staircase leading to the first floor landing. Under stairs cupboard with automatic light. Radiator. Oak doors leading off to various rooms. Radiator. Laminate flooring.

### LOUNGE

17' 10" x 10' 8" (5.44m x 3.26m)

Double glazed Upvc Picture window to the front. Television point. Laminate flooring. Radiator.

### KITCHEN/DINER

19' 9" x 13' 6" (6.03m x 4.14m)

Double glazed Upvc sliding patio doors leading out to the rear gardens. Range of wall and base units incorporating worksurfaces with inset stainless steel one and half bowl sink and drainer with mixer tap over. Integrated oven and microwave. Integrated fridge and freezer. Integrated dishwasher. Four ring induction hob with extractor hood over. Central island. Radiator. Laminate flooring. Door leading through to the

### UTILITY ROOM

7' 10" x 6' 2" (2.41m x 1.89m)

Double glazed Upvc door leading out to the rear. Range of base units incorporating worksurfaces. Plumbing and space for washing machine. Space for tumble dryer. 'Navien' boiler. Laminate flooring. Door leading through to the

### WC

6' 4" x 2' 11" (1.94m x 0.91m)

Obscured double glazed Upvc window to the side. Suite comprising WC and wash hand basin set in vanity unit with storage beneath and mixer tap over. Laminate flooring. Radiator.

### FIRST FLOOR LANDING

Oak paneled doors off to various rooms. Loft access. Storage cupboard with light.

### FRONT BEDROOM ONE

15' 7" x 12' 3" (4.76m x 3.75m)

Double glazed Upvc window to the front. Television point. Radiator. Door leading into the

### ENSUITE

6' 4" x 5' 11" (1.95m x 1.82m)

Double glazed obscured Upvc window to the front. Suite comprising shower with double headed mains shower, floating wash hand basin set in vanity unit with storage beneath and mixer tap over and WC. Tiled flooring. Tiled walls. Heated towel rail.

### REAR BEDROOM TWO

13' 7" x 10' 7" (4.15m x 3.25m)

Double glazed Upvc window to the rear. Television point. Radiator.

### FRONT BEDROOM THREE

12' 10" x 8' 9" (3.92m x 2.68m)

Double glazed Upvc window to the front. Television point. Radiator.

### REAR BEDROOM FOUR

13' 5" (maximum measurement) x 9' 2" (4.09m (maximum measurement) x 2.81m)

Double glazed Upvc window to the rear. Television point. Radiator.

### BATHROOM

8' 0" x 5' 7" (2.46m x 1.71m)

Obscured double glazed Upvc window to rear. Suite comprising bath with mixer tap, floating wash hand basin set in vanity unit with storage below and mixer tap over and WC. Tiled floor. Tiled walls. Heated towel rail.

### FRONT

The property is approached by a driveway offering off road parking and giving access to the garage

### INTEGRAL GARAGE

19' 3" x 8' 9" (5.88m x 2.68m)

Up and over garage door. Power and light.

### REAR

The main garden lies to the rear of the property and is enclosed. Gated side access leads to the front of the property. The garden has a patio area which in turn leads onto lawns. There is an outdoor power socket.

