



ALASTAIR SAVILLE
ESTATE AGENTS

Swinderby Drive, Melling, L31 1JW

£265,000

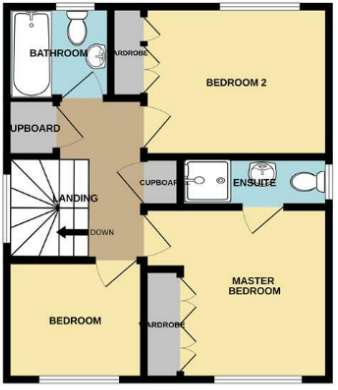
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- Three Bedroom Detached
- Open Plan Kitchen/Diner
- Converted Garage (Office/ Snug/Playroom)
- Main Bedroom with En Suite
- Family Bathroom
- Spacious Rear Garden
- Off Road Parking
- Quiet Cul De Sac Location
- EPC C
- Council Tax Band C



THREE BEDROOM DETACHED HOUSE, QUIET CUL DE SAC LOCATION, OPEN PLAN MODERN KITCHEN / DINING ROOM, LOUNGE, OFFICE/ SNUG (Converted Garage) MASTER BEDROOM WITH ENSUITE, SPACIOUS DRIVEWAY FOR OFF ROAD PARKING, GENEROUS REAR GARDEN. Alastair Saville are delighted to offer for sale this substantial detached family home situated in the heart of Melling village. The property boasts a wealth of versatile living space, ideal for a family. Internally the property briefly comprises; entrance hall, lounge, kitchen/ dining converted garage currently being used as a beauty Room and to the first floor there are three bedrooms, the master with an en-suite shower room and a family bathroom. To the outside of the property there is a private garden to the rear which is well maintained. A viewing really is essential.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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