



Ian Crane Estate Agents

## Brewery Lane, Melling, L31 1EX



**£299,950** (Subject to contract)

An excellent opportunity for somebody looking for a rural property with larger than average gardens and that is not overlooked to both the front and the rear, with open views to the front over farmland. The bungalow is semi detached, has been extended and offers versatile and spacious accommodation that includes central heating and double glazed windows. Porch, entrance hall, family room with feature fireplace opening to living room with windows to two sides. There is a separate dining room overlooking the rear garden, a kitchen with integrated oven, hob and dishwasher and a separate utility room with door to rear. There are two double bedrooms, one overlooking the front, and one to the rear, and a modern bathroom with white suite. Lawned front garden, side driveway with ample parking for several vehicles leading to double garage, lawned rear garden with patio area and shed. The property is heated with LPG central heating, is mains electric and mains drains. There is also no chain involved.



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<b>Location:</b>	Brewery Lane is between Rock Lane and Spencer's Lane, so ideally situated between Maghull, Aintree and Melling
<b>Porch</b>	
<b>Entrance hall</b>	access to loft, laminate floor covering, radiator
<b>Family room</b>	11' 11" x 14' 10" (3.63m x 4.51m) feature fireplace, laminate floor covering, radiator, double glazed window, opening to:
<b>Living room</b>	13' 0" x 12' 1" (3.97m x 3.69m) laminate floor covering, radiator, two double glazed windows
<b>Dining room</b>	11' 4" x 13' 7" (3.46m x 4.14m) laminate floor covering, radiator, double glazed window
<b>Kitchen</b>	8' 11" x 10' 7" (2.73m x 3.23m) inset stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, midway tiling, integrated Beko electric hob, Neff double oven, Beko dishwasher, laminate floor covering, radiator, double glazed window
<b>Utility room</b>	8' 11" x 6' 7" (2.73m x 2.00m) base units with worktop surfaces over, midway tiling, plumbing for washing machine, laminate floor covering, double glazed window, door to rear
<b>Rear bedroom 1</b>	13' 11" x 11' 6" (4.25m x 3.51m) fitted wardrobes, radiator, double glazed window
<b>Front bedroom 2</b>	11' 5" x 11' 6" (3.48m x 3.50m) recess wardrobe, radiator, double glazed window
<b>Bathroom</b>	white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin in vanity unit, low level w.c, tiled floor, part tiled walls, heated towel rail, double glazed window
<b>Outside</b>	the property is situated on a larger than average plot, with front garden, side driveway with ample parking for several vehicles leading to the double garage, there is a lawned rear garden that is not overlooked and the property also overlooks farmland to the front
<b>Viewing</b>	Please telephone us on 0151 527 2700 or email <a href="mailto:sales@iancrane.com">sales@iancrane.com</a> to make an appointment to view
<b>Council tax</b>	Council tax band C
<b>Tenure</b>	Freehold

Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.



GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Address: 7 Brewery Lane, Melling, LIVERPOOL, L31 1EX  
RRN: 9340-3036-0207-2624-0204

Energy Rating	
Most energy efficient - lower running costs	CURRENT POTENTIAL
(92 plus) A	69
(81 - 91) B	
(69 - 80) C	
(55 - 68) D	
(39 - 54) E	
(21 - 38) F	
(1 - 20) G	
Not energy efficient - higher running costs	2

England & Wales EU Directive 2002/91/EC



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