



**Artisan Drive, Liverpool, L31 1FJ**

**£304,995**

**EXCELLENT VALUE FOR MONEY!!!** we are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Melling!



# 9 Artisan Drive, Melling, Liverpool, L31 1FJ

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Melling. Benefiting from modern sophisticated decor throughout, landscaped rear garden and enviable private plot position.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, utility room, WC/cloaks and hallway. To the first floor 3 bedrooms, en-suite shower room and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

## FREEHOLD

Council tax band - D

Service charge - £154pa

## GROUND FLOOR

### Lounge 18'4" x 9'9" (5.61m x 2.98m)

High quality wood effect laminate flooring with blind

### Kitchen/diner 18'4" x 9'6" (5.61m x 2.90m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and fridge-freezer

### Utility room 6'11" x 5'8" (2.13 x 1.75m)

High quality wood effect laminate flooring with plumbing for washing machine

## WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

### Bedroom 13'3" x 8'11" (4.04m x 2.74m)

Carpet flooring with window to the side elevation, curtains and blind

## En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, radiator and blind

### Bedroom 10'8" x 9'10" (3.27m x 3.01m)

Carpet flooring with to the front elevation, curtains and blind

### Bedroom 9'10" x 7'5" (3.00m x 2.27m)

Carpet flooring with window to the side elevation, curtains and blind

## Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, radiator and partially tiled decor

## EXTERNAL

Beautifully presented and South-facing rear garden, benefiting from artificial lawn, Porcelain tiled patio area and decking. Enviable corner plot with parking for 2 vehicles in the form of a driveway, with additional parking to the front of the property on roadside.





