



Holmefield Prescott Road, Melling, L31 1AT

Asking Price £319,950

Berkeley Shaw Real Estate are pleased to offer for sale a detached bungalow situated within large grounds of approximately 1 acre, in a Green Belt location in rural Melling. The site offers excellent potential for the new owners and is currently occupied by a spacious detached bungalow with two double bedrooms and large double garage. The property is served by LPG gas, has a private drainage system with underground septic tank and is being sold without an ongoing chain. The property comprises porch, entrance hall, spacious living room overlooking the rear and leading to a large conservatory with doors to rear. There is a kitchen/diner with fitted units including oven and hob, two double bedrooms and a shower room with electric shower. There is also a utility area and double garage with workshop to the side. A private gate leads to the off road parking and gardens which surround the property and have Cuncough Brook running along much of it's perimeter, behind which is woodland and Mossock Hall Golf Club beyond that.



Porch

tiled floor, double glazed doors

Entrance hall

access to loft, airing cupboard, radiator

Living room

11'3" x 20'10" (3.43 x 6.35)

radiator, double glazed window, double glazed french doors to:

Conservatory

12'2" x 18'5" (3.71 x 5.61)

double glazed windows and doors to garden

Kitchen/diner

11'3" x 14'6" (3.43 x 4.42)

inset stainless steel sink unit, base and drawer units with worktop surfaces over, wall units, integrated five ring gas hob and double oven, plumbing for washing machine, Worcester central heating boiler, double glazed window

Rear bedroom 1

11'2" x 14'6" (3.40 x 4.42 (3.41 x 4.41))

fitted wardrobes, radiator, double glazed window

Front bedroom 2

11'2" x 8'2" (3.40 x 2.49)

radiator, double glazed window

Shower room

shower cubicle with Triton electric shower, pedestal wash hand basin, low level w.c, tiled floor, tiled walls, radiator, double glazed window

Utility area

23'0" x 7'11" (7.01 x 2.41)

area linking the kitchen and garage with double glazed door and window to the rear

Garage

23'5" x 19'11" (7.14 x 6.07)

double glazed window, two electric roller doors

Workshop

6'9" x 19'11" (2.06 x 6.07 (2.05 x 6.08))

double glazed window

Outside

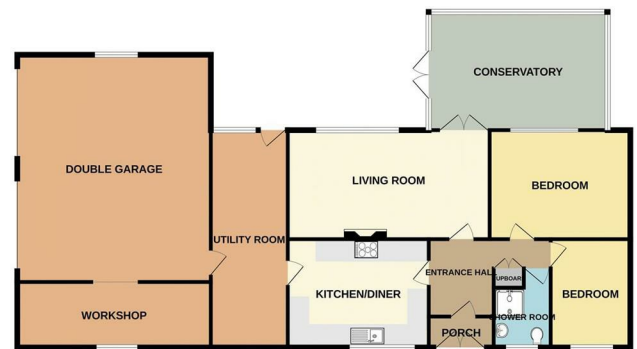
extensive gardens surround the bungalow to the front, side and rear, with Cunsough Brook running around much of the perimeter and with a total area of approximately 1 acre

N.B.

The vendor advises that the property is on a private drainage system, with an underground septic tank within the grounds which is shared with the neighbouring property. The date of installation is unknown.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

GROUND FLOOR
1790 sq.ft. (166.3 sq.m.) approx.



TOTAL FLOOR AREA: 1790 sq.ft. (166.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, wall and any other dimensions are approximate and the responsibility lies for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any professional particulars. The vendor, agent and advertiser make no representation and no guarantee as to their quality or efficiency or to the plan.
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