

Highland Way, Melling, L31 1HY
£290,000

Grosvenor Waterford are delighted to offer for Sale this Rowland Homes three bedroom semi detached home, built to 'The Bressingham B' specification on the new sought after Waddicar Rise Development in Melling. Bought in 2025 from new, the spacious accommodation briefly comprises; entrance hall, living room, dining kitchen with integrated appliances and downstairs w.c.. To the first floor there are three good sized bedrooms, the master having ensuite and a family bathroom. Outside there is a good sized rear garden and front with lawn and tarmac driveway to the side of the property. The property benefits from solar panels, electric vehicle charging point, gas central heating and uPVC double glazing. A stunning family home on a particularly sought after development - early viewing recommended.







Entrance Hall
front entrance door, uPVC double glazed window, radiator, laminate flooring, understairs cupboard, stairs to first floor

Downstairs W.C.
low level w.c. and wash hand basin, radiator, laminate flooring

Living Room
three uPVC double glazed windows to front and side aspects, radiator, media wall, laminate flooring

Dining Kitchen
modern fitted kitchen with a range of dark blue base and wall cabinets with contrasting white worktops, integrated double oven and gas hob with extractor over, integrated fridge freezer, dishwasher and washing machine, radiator, laminate flooring, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects, uPVC double glazed french doors to rear garden

First Floor

Landing
access to loft space

Master Bedroom
uPVC double glazed window to front aspect, radiator, door to ensuite

Ensuite
white suite comprising; wash hand basin, low level w.c. and shower cubicle with mains shower, chrome heated towel rail, vinyl flooring and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Bedroom 2
uPVC double glazed windows to front and side aspects, radiator

Bedroom 3
uPVC double glazed window to side aspect, radiator

Family Bathroom
modern white suite comprising; panelled bath with shower over, wash hand basin and low level w.c., chrome heated towel rail, vinyl flooring and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

Outside

Rear Garden
enclosed rear garden laid mainly to lawn

Front Garden
front and side gardens with lawn and planted hedging

Off Road Parking
tarmac drive to right hand side of property

Additional Information
Tenure : Freehold
Council Tax Band : C
Local Authority : Sefton
Once the site has been finished we are informed there will be an annual service fee estimated at £180.97

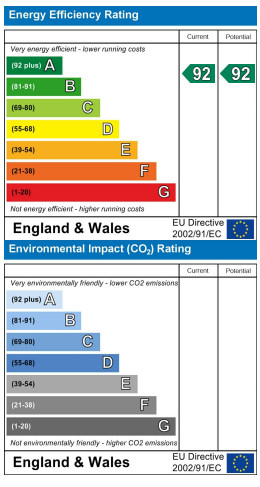
Agents Note
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The Property Ombudsman