BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



Arrochar Prescot Road, Merseyside L31 1AN

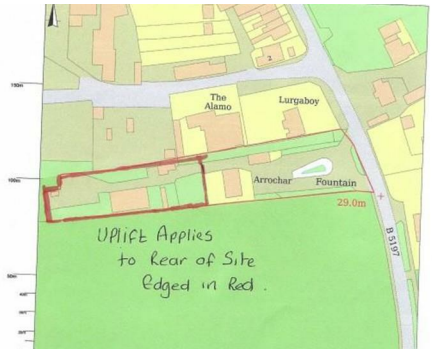
Offers In The Region Of £680,000

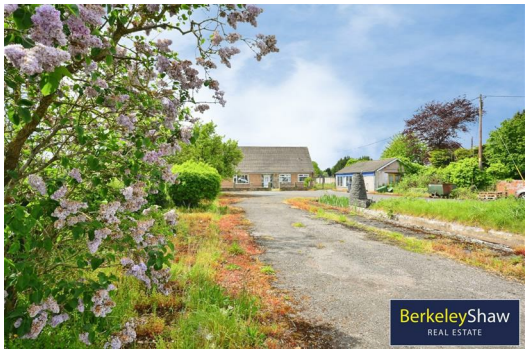
Berkeley Shaw Real Estate present this detached four-bedroom bungalow. Located in the village of Melling, on the boarder of Aughton, this home boasts expansive gardens and grounds extending to 2.75 acres and has planning permitted granted for two additional properties. Prescot Road boasts two Michelin star restaurants, Moor Hall and The Barn and is located only three minutes from Mossock Hall Golf Club.

Offering substantial outside space, the property includes outbuildings and benefits from planning granted, making it particularly suitable as a renovation project or for builders seeking a site with clear development potential. The first granted planning application on the current bungalow is for the erection of a two storey extension to the front, dormer extensions to the front and rear including a rooflight to the front and an extension incorporating a garage to the side of the dwellinghouse.

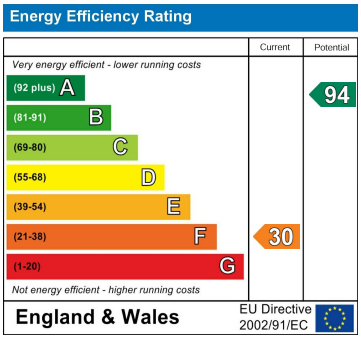
The second granted planning application is for the erection of two detached dwellings following the demolition of existing outbuildings and associated works. Two thoughtfully designed detached family homes can soon stand proudly on this generous plot, bringing together contemporary architecture, practical design, and everyday comfort. Each property will offer approximately 2,300 square feet, carefully planned to meet the needs of modern living.

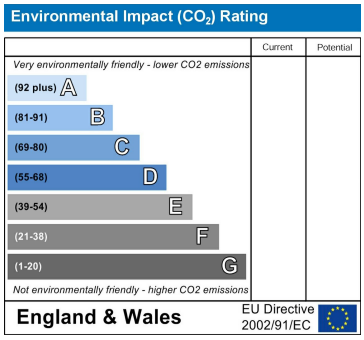
Further details can be found on the granted planning applications;

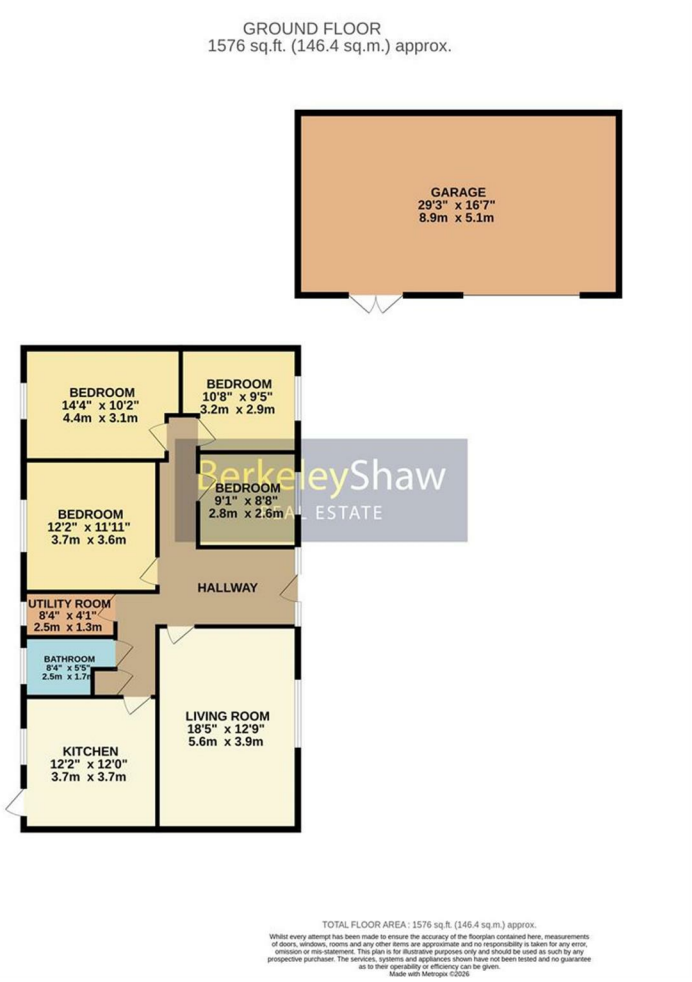







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
94
30
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


GROUND FLOOR
1576 sq.ft. (146.4 sq.m.) approx.
GARAGE
29'3" x 16'7"
8.9m x 5.1m
BEDROOM
14'4" x 10'2"
4.4m x 3.1m
BEDROOM
10'8" x 9'5"
3.2m x 2.9m
BEDROOM
9'1" x 8'8"
2.8m x 2.6m
BEDROOM
12'2" x 11'11"
3.7m x 3.6m
HALLWAY
UTILITY ROOM
8'4" x 4'1"
2.5m x 1.3m
BATHROOM
8'4" x 5'5"
2.5m x 1.7m
LIVING ROOM
18'5" x 12'9"
5.6m x 3.9m
KITCHEN
12'2" x 12'0"
3.7m x 3.7m
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TOTAL FLOOR AREA : 1576 sq.ft. (146.4 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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