

Satinwood Crescent, Melling, Liverpool, L31 1JY

Grosvenor Waterford Estate Agents

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The Property Ombudsman

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Grosvenor Waterford are pleased to offer for Sale this substantially extended five bedroom semi detached property in Melling, backing onto the Leeds Liverpool Canal. No expense has been spared in the refurbishment and the accommodation briefly comprises; entrance hall, living room, open plan dining/kitchen/family room with lantern roof, quartz worktops and split level centre island, full integrated appliances and bi-fold doors and downstairs w.c. and study. To the first floor are four bedrooms, one with a walk in closet, and a family bathroom. Further stairs lead to the second floor and master bedroom with ensuite and walk in closet. Outside there is an open plan block paved front driveway and porcelain tiled rear garden with a composite deck with a covered hot-tub, a sauna and detached brick utility. All works have been were completed by 2024 and includes double and single storey extensions, loft conversion with new roof, new central heating system with Viessmann boiler, new uPVC double glazing, full electrical re-wire and hard wired internet to every room. A truly stunning family home - viewing recommended.

Offers over £435,000







Entrance Hall
composite front door, tiled flooring, radiator, stairs to first floor

Living Room 16'2" x 12'7" (4.94m x 3.86m)



uPVC double glazed window to front aspect, two radiators, tiled flooring, inset ceiling spotlights, useful under stairs cupboard

Dining Kitchen/Family Room 19'4" x 23'4" (5.91m x 7.13m)



stunning open plan kitchen/dining/family room with a new fitted kitchen with a range of base, wall and larder cabinets with quartz worktops and splashbacks and split level centre island/breakfast bar, integrated Neff hide and slide oven, Neff warming drawer, Neff induction hob with built in ventilation, Fisher and Paykel double dishwasher and Grohe tap, feature fireplace with Purevision multi fuel stove, media wall, vertical radiator, tiled flooring, led profile lighting, two lantern roofs, full width bi-fold doors to rear garden

Downstairs W.C. 5'3" x 3'7" (1.62m x 1.11m)
low level w.c.

Study 9'7" x 7'6" (2.93m x 2.31m)
uPVC double glazed window to front aspect, radiator, tiled flooring, built in cupboard

First Floor

Landing
oak staircase with glass balustrade, radiator, stairs to second floor

Bedroom 2 11'11" x 9'3" (3.65m x 2.83m)



uPVC double glazed window to front aspect, radiator, open to walk in closet

Walk in Closet 7'3" x 5'10" (2.23m x 1.79m)
uPVC double glazed window to front aspect, radiator, fitted open wardrobes and drawers

Bedroom 3 11'8" x 7'6" (3.57m x 2.31m)



uPVC double glazed window to front aspect, radiator

- 5 Bedroom Semi Detached Property
- Loft Conversion
- New UPVC Double Glazing including Lantern Roofs & Bi-Fold Doors
- EPC Rating TBC
- New Gas Central Heating with Veissmann boiler
- New Roof
- Double & Single Storey Extensions
- Electrical Re-Wire
- Rear Garden with Hot Tub, Sauna and Detached Utility

Bedroom 4 10'5" x 7'6" (3.18m x 2.31m)



uPVC double glazed window to rear aspect, radiator

Bedroom 5 8'7" x 8'7" (2.64m x 2.64m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Shower Room 6'11" x 6'5" (2.13m x 1.98m)

modern shower room with shower cubicle with mains shower, wash hand basin and w.c. in vanity cabinets, chrome heated towel radiator, tiled floor with underfloor heating, tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Second Floor

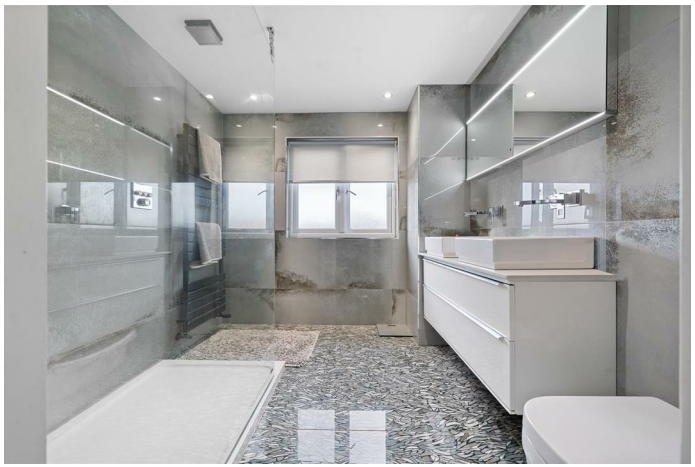
oak staircase with glass balustrade, skylight

Master Bedroom 15'9" x 15'5" (4.82m x 4.72m)



uPVC double glazed window to rear aspect, radiator, inset ceiling spotlights, door to ensuite, open to walk in closet

Ensuite 7'11" x 7'6" (2.42m x 2.31m)



spacious ensuite with shower cubicle with Grohe smart control shower, twin Grohe wash hand basins with Grohe taps in vanity cabinet, Grohe low level w.c., black heated towel radiator, tiled floor with underfloor heating, tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

Walk in Closet 9'0" x 7'6" (2.76m x 2.31m)

fitted open wardrobes and drawers, inset ceiling spotlights

Outside

Rear Garden

private rear garden backing onto the Leeds Liverpool Canal with porcelain tiled floor and composite deck with covered hot-tub and wall mounted tv, sauna

Detached Utility

brick built with built in cupboard housing Veissmann boiler, undercounter space for washing machine and tumble dryer, radiator, tiled floor, composite door, two uPVC double glazed windows

Front Garden

open plan front with block paved driveway

Additional Information

Tenure : Leasehold
The vendor has obtained a quotation of Borsdane Properties to buy the freehold for £2,000
Council Tax Band : C
Local Authority : Sefton

Agents Note

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