



A. ASTAIR SAVILLE  
ESTATE AGENTS

# Birchtree Drive, Melling

£385,000

4 3 2



- Detached Executive Family Home
- Beautifully Presented Throughout
- Open Plan Kitchen/ Diner/ Family Room With Bi Fold Doors To The Garden
- Utility Room And Downstairs WC
- EPC Rating- Pending
- Sought After Cul De Sac Location
- Two Reception Rooms
- Four Double Bedrooms- One With Large Ensuite
- Enclosed Gardens With Artificial Lawns And Driveway Offering Parking For Four
- Council Tax Band- E





SIMPLY STUNNING! FOUR DOUBLE BEDROOM DETACHED HOUSE SET IN QUIET CUL DE SAC LOCATION, FABULOUS OPEN PLAN KITCHEN / DINER/ FAMILY ROOM, SPACIOUS LOUNGE, OFFICE/ PLAYROOM, UTILITY ROOM, DOWNSTAIRS W/C, MASTER BEDROOM WITH ENSUITE, FAMILY SHOWER ROOM, NOT OVERLOOKED TO THE REAR, ENCLOSED PRIVATE GARDENS, OFF ROAD PARKING FOR FOUR CARS. RARE OPPORTUNITY TO ACQUIRE A PROPERTY THAT IS COMPLETELY DONE! BE QUICK, VIEWING ESSENTIAL!

This substantial detached family home is situated in the heart of Melling village, in Birchtree Drive. The property is beautifully presented throughout and boasts a wealth of versatile living space, ideal for a family buyer. Internally the property briefly comprises entrance hall, living room, open plan kitchen/diner/ family room with bi fold doors to the rear garden, utility room, office/ playroom and a ground floor WC.

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