



ALASTAIR SAVILLE  
ESTATE AGENTS



# Beattock Close, Kirkby

£152,000

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SEMI DETACHED HOUSE IN THE POPULAR AREA OF MELLING MOUNT, WELL PRESENTED SPACIOUS HOME, PERFECT FRIST TIME BUYER OR INVESTMENT PROPERTY, TWO BEDROOMS, LARGE PLOT WITH DRIVEWAY, GARDENS TO THE FRONT AND REAR. OFFERED FOR SALE WITH NO ONWARD CHAIN!

Sitting on the ever popular Melling Mount, is this semi detached house which would make a superb first time buy or investment property. The accommodation comprises entrance porch, living room, kitchen/diner, two good sized bedrooms and the family bathroom. Externally there are gardens to the front, side and rear. There is also a driveway providing off road parking for a number of cars. This property will not hang around and an early viewing is essential to avoid disappointment.

#### Entrance Porch

Double glazed Upvc entrance door. Meter cupboard. Further door leads into

#### Living Room

Double glazed Upvc window to the front. Feature electric fire with mantle, surround and hearth. Television point. Radiator. Staircase leading to the first floor landing. Laminate flooring. Door leading into the

#### Kitchen/ Diner

Double glazed Upvc door leading out to the rear garden and double glazed Upvc window overlooking the gardens. Range of wall and base units incorporating worksurfaces with stainless steel sink and drainer with mixer tap over. Integrated oven with four ring gas hob and extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Worcester boiler. Tiled splash backs. Laminate flooring. Radiator.

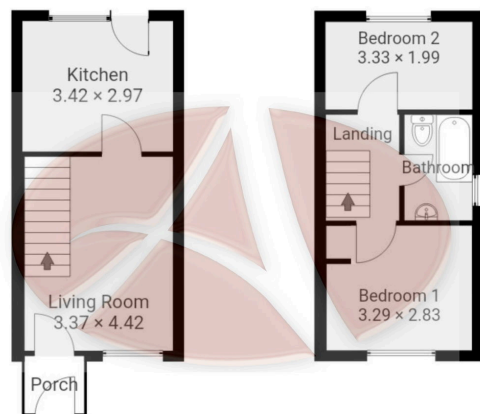
#### First Floor Landing

Doors off to various rooms. Loft access.

#### Front Bedroom One

Double glazed Upvc window to the front. Built in wardrobe. Radiator.





Ground Floor area 26.8m<sup>2</sup>

1st Floor area 23.4m<sup>2</sup>

9 Beattock Close, L33 1ER

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
Measurements, floor areas, openings and orientations are approximate. They should  
purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

- Semi Detached House
- Well Presented Throughout
- Gardens To The Front, Side And Rear
- Perfect First Time Buy/ Investment
- EPC Rating- d
- Popular Development Of Melling Mount
- Two Good Sized Bedrooms
- Driveway With Parking For A Number Cars
- Viewing Essential
- Council Tax Band- B

