



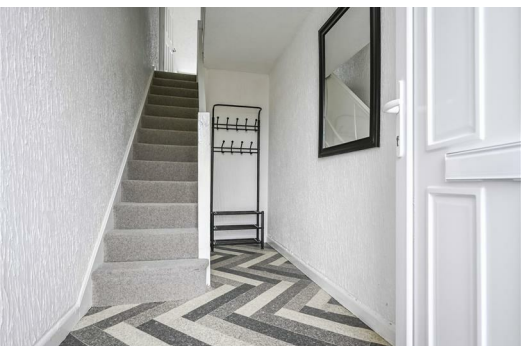
## 22a Rainbow Drive, Melling, L31 1BZ

Offers In Excess Of £90,000

**\*CASH BUYERS ONLY \*** Berkeley Shaw Real Estate are offering for sale this purpose built and recently renovated first floor flat located in the village of Melling, between Maghull, Kirkby and Aintree

With the benefit of its own private entrance, the property is ready for a buyer to move straight in, includes gas central heating, double glazing and comprises rear entrance with useful ground floor hallway for bikes or pushchairs, stairs to a first floor landing. From there, you access to two double bedrooms overlooking the rear, the bathroom with white suite and the spacious open plan living, dining room and kitchen. This room is the feature of the property being large and bright with the living/dining area overlooking the front and fitted kitchen units including integrated oven and hob.

The property is also being sold without an ongoing chain for a potentially more straightforward purchase.



## Private rear entrance

## Hallway

useful area for storage or space for bikes and pushchairs, stairs to first floor

## First floor landing

storage cupboard

## Living/dining/kitchen

18'8" x 17'4" (5.69 x 5.28)

open plan room, with spacious areas for living and dining, inset sink unit with drainer, base and drawer units with worktop surfaces over, wall units, integrated electric hob and oven, plumbing for washing machine, radiator, three double glazed windows

## Rear bedroom 1

13'0" x 9'3" (3.96 x 2.82 (3.97 x 2.83))

radiator, double glazed window

## Rear bedroom 2

10'0" x 7'9" (3.05 x 2.36)

radiator, double glazed window

## Bathroom

white suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, part tiled walls, radiator, double glazed window

GROUND FLOOR  
13'4" x 21'7" (4.06 x 6.59) approx.

FIRST FLOOR  
18'8" x 17'4" (5.69 x 5.28) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given to their operability or efficiency can be given.  
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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			
		68	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
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