



## Granville

Wheat Hill Road, Belle Vale, Huyton, Merseyside, L36 5US

**Rostons**  **VILLAGE & COUNTRY HOMES**  
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# Granville

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Merseyside, L36 5US

Guide Price - £300,000

Granville is a spacious two bedroom detached bungalow set within grounds extending to just over one acre. Positioned set back from the road, the property enjoys lawned gardens, ample off road parking and a substantial paddock to the rear. The well proportioned accommodation briefly comprises: entrance porch, welcoming entrance hall, lounge, dining kitchen, side porch, utility room and cloakroom, two generously sized double bedrooms and a family bathroom. In addition, there is a boarded loft space with ladder access, offering useful storage.

Offered for sale with no onward chain, Granville presents an excellent opportunity for buyers seeking space, privacy, and potential.

## LOCATION

Huyton, located in the Metropolitan Borough of Knowsley, Merseyside, is a well connected and increasingly popular residential area, offering an appealing blend of suburban comfort and urban convenience. Ideally positioned just under 8 miles from Liverpool city centre, Huyton is a sought-after location for commuters, benefiting from excellent transport links including its own railway station with regular services into Liverpool Lime Street, as well as easy access to the M62 and M57 motorway networks. This makes it particularly attractive to professionals and families alike. The area provides a diverse range of housing, from traditional terraced properties and semi detached family homes to more modern developments, catering to a wide spectrum of buyers and tenants.

Huyton boasts a variety of local amenities, including the popular Huyton Village Centre, which offers independent retailers, cafés, and essential services. Nearby retail parks and supermarkets further enhance everyday convenience. For education, the area is well served by a number of respected primary and secondary schools, adding to its family friendly appeal.





### **ACCOMMODATION**

Approached via the driveway leading to the front entrance porch.

### **ENTRANCE PORCH**

Double glazed door and side window, laminate flooring, inner door and side windows through to the entrance hall.

### **ENTRANCE HALL**

Ladder access to the boarded loft space, airing cupboard housing the hot water cylinder.



## **LOUNGE**

A good size lounge having a double glazed window looking out onto the front garden, tiled fireplace with an inset open fire plus a radiator.

## **DINING KITCHEN**

Fitted with a range of wall, base and drawer units, single drainer sink unit with a mixer tap over, electric point for a cooker, space for a base level fridge and freezer, timber floor boards, radiator, double glazed window to rear plus a useful pantry having a plumbing point for a washing machine, tiled flooring and a double glazed window.

## **SIDE PORCH**

Double glazed door to side and a cloak cupboard, door to utility.

## **UTILITY**

Double glazed windows to front and side, gas central heating boiler and tiled flooring.



## BEDROOM 1

A double bedroom with a double glazed window to front looking out on to the front garden, further double glazed window to side, tiled fireplace, timber floorboards and a radiator.

## BEDROOM 2

Double bedroom with double glazed window to rear looking out onto the rear garden, further double glazed window to side, timber floorboards and a radiator.

## BATHROOM

Panel bath, shower screen, electric shower, WC and wash hand basin, tiled walls, radiator and a double glazed window to rear.





## **OUTSIDE**

Granville is set back from Wheathill Road having ample off road parking.

## **GARDEN**

Lawned gardens to front and rear.

## **LAND**

Large paddock to rear, in all extending to 1.06 acres.

## **SERVICES**

Mains, gas, electric, water and private drainage.

## **COUNCIL TAX**

D

## **EPC**

D

## **DIRECTIONS**

Sat Nav L36 5US

What3words [///fantastic.avoid.brick](https://www.what3words.com/)

## **APPROXIMATE DISTANCES**

Liverpool Airport 5.4 miles

Manchester Airport 34.9 miles

Liverpool city centre 7 miles



## AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

## VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

## PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

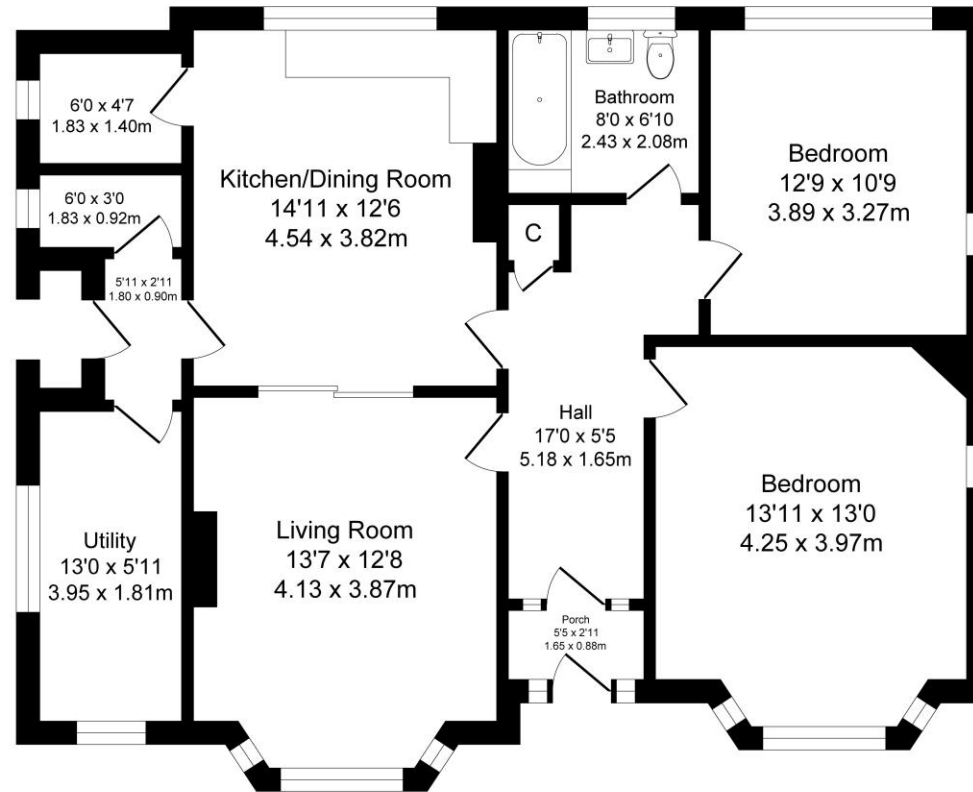
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Granville, Wheat Hill Road, Belle Vale, Huyton  
Total Approx. Floor Area 1093 Sq.ft. (101.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor  
Area 1093 Sq.Ft  
(101.5 Sq.M.)

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