



7 Lundy Close, Liverpool, L31 1LY

£240,000

This two-bedroom semi-detached house is ****for sale**** in the Melling area of Liverpool, offering an immaculate interior and practical layout suited to first-time buyers and families.

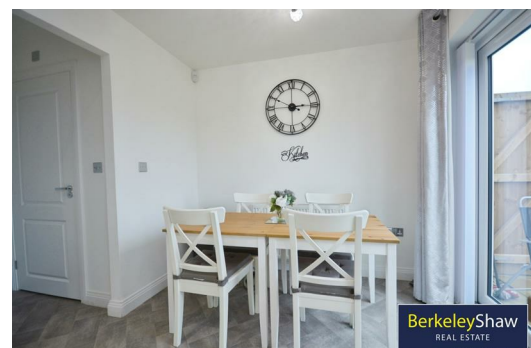
The property features an open-plan kitchen with dining space and good natural light, providing a central hub for everyday living and entertaining. A separate reception room with large windows offers an additional comfortable living area. The ground floor also benefits from a downstairs WC.

Upstairs, the master bedroom includes an en-suite, complemented by a further double bedroom. The first floor also offers an office room. A modern main bathroom serves the second bedroom and guests, giving the home three bathrooms in total and adding to day-to-day convenience.

Externally, the house includes a garden, ideal for outdoor relaxation and play, as well as a driveway providing off-street parking. The EPC rating of A indicates excellent energy efficiency.

Melling is known for its green spaces and village-style feel while still giving straightforward access to Liverpool and the wider Merseyside area. Nearby, residents can enjoy local parks and walks along the Leeds-Liverpool Canal. The property is within easy reach of schools and everyday amenities in Melling and neighbouring Maghull, which offers supermarkets, cafés and local services.

Public transport links are accessible via Maghull and Maghull North railway stations, both offering services into Liverpool Lime Street and beyond. Typical journey times into central Liverpool are around 20-25 minutes by train, making this a suitable location for commuters seeking a balance between suburban living and city access.

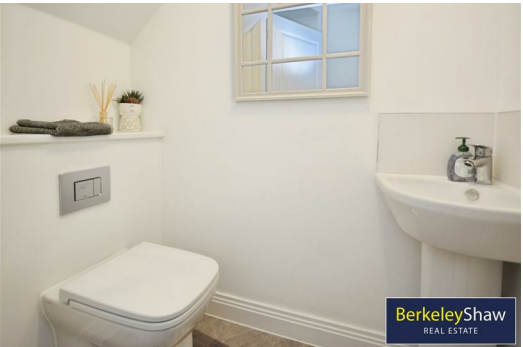


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL FLOOR AREA - 750 sqm (8123 sq ft) (approx.)
 All dimensions are approximate and are not intended to be used as a basis for any construction or other purpose. The actual dimensions of the property may vary from those shown on the plans. The actual dimensions of the property may vary from those shown on the plans. The actual dimensions of the property may vary from those shown on the plans.



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