



BerkeleyShaw
REAL ESTATE

72 Waddicar Lane, Liverpool, L31 1DY

Offers Over £250,000

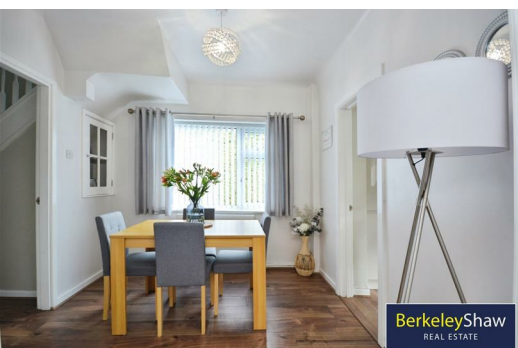
Berkeley Shaw Real Estate present this three-bedroom semi-detached house in Melling, offering well-presented accommodation with practical features suited to families.

The property includes two reception rooms. The dining room is separate and enjoys a garden view, providing a defined space for everyday living. The main reception room also benefits from a garden outlook and features a fireplace, creating a comfortable area for relaxation or entertaining.

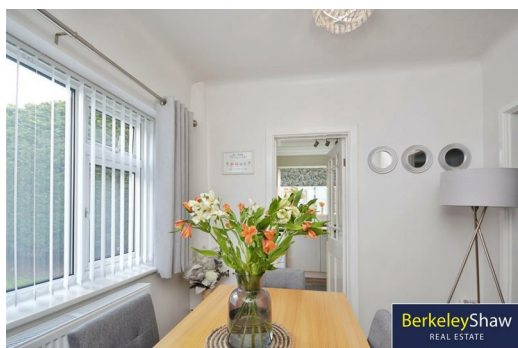
The kitchen enjoys good natural light and has direct access to the garden, making it convenient for outdoor dining and day-to-day family use. Sleeping accommodation comprises a master bedroom with built-in wardrobes, a further double bedroom, and a single bedroom, offering flexibility for children, guests, or a home office. The bathroom is fitted with a rain shower and heated towel rail.

Externally, the house benefits from a garden, parking, and a single garage, providing useful storage and off-road parking.

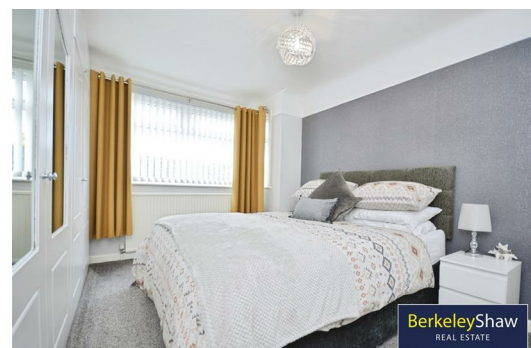
Melling is well located for local amenities, including shops and everyday services in nearby Maghull and Aintree. Families are well served by nearby schools in the local area, making this property particularly suitable for those with children.



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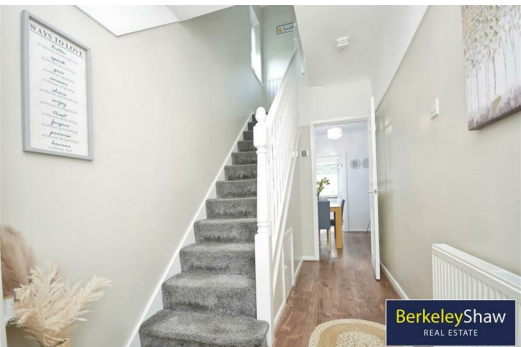
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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		
EU Directive 2002/91/EC		
England & Wales		



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