



46 Harradon Road, Liverpool, L9 0HF

Offers Over £150,000

This three-bedroom terraced house in Liverpool is offered ****for sale**** in immaculate condition and is well suited to first-time buyers seeking an urban location with strong local amenities and public transport links.

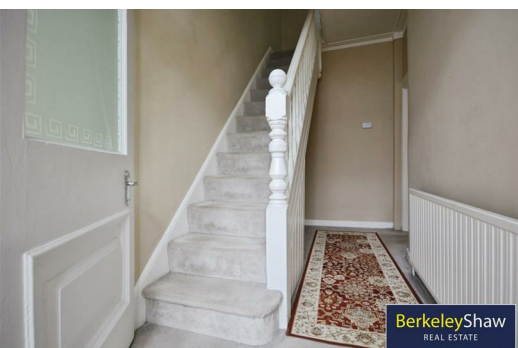
The ground floor features an open-plan reception room with large windows, creating a bright and versatile living and dining space. This flows into an open-plan kitchen designed to maximise natural light, providing a practical and sociable layout for day-to-day living and entertaining.

Upstairs, the master bedroom offers comfortable proportions, complemented by a further double bedroom and a single bedroom, making the property suitable for couples, young families or those needing a home office. A family bathroom serves all three bedrooms. The property has an EPC rating of D.

Located in the L9 area of Liverpool, the house benefits from a range of nearby amenities including local shops, supermarkets and cafés, with additional facilities available along nearby high streets in Walton and Aintree. There are several schools within the wider area, appealing to buyers looking for education options.

Public transport connections are convenient, with Orrell Park and Walton railway stations both accessible, offering services into Liverpool Lime Street typically in around 10–15 minutes, providing straightforward links to the city centre and beyond. Regular local bus routes also serve the area, supporting access to surrounding districts.

Green spaces such as Walton Hall Park and the wider amenities around Aintree, including retail and leisure options, are within a short drive, adding to the practicality and appeal of this well-located terraced house.



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			
EU Directive 2002/91/EC			

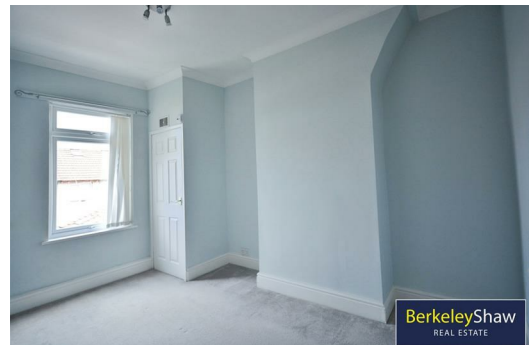
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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