



**BerkeleyShaw**  
REAL ESTATE

## 23 The Round Meade, Liverpool, L31 8DY

### Offers Over £300,000

This three-bedroom detached house is for sale in a sought-after residential area of Maghull, offering convenient access to local amenities, green spaces and public transport links.

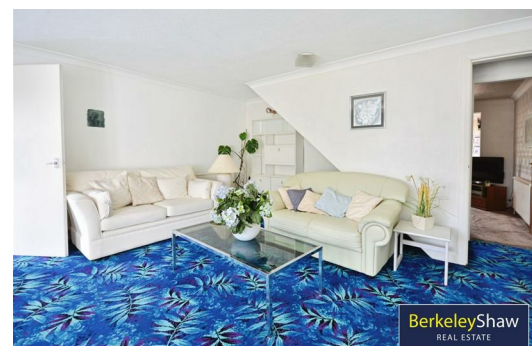
The ground floor provides two reception rooms: a separate reception with large windows allowing in plenty of natural light, and a further open-plan reception with direct access to the garden, creating a flexible space for everyday living and entertaining. The kitchen benefits from natural light and includes a practical breakfast area. The property also boasts a partly completed downstairs WC.

Upstairs, the master bedroom features built-in wardrobes, as does the second double bedroom, providing useful storage. A further double bedroom completes the sleeping accommodation, along with a family bathroom serving all bedrooms. The property needs modernising, presenting an opportunity for purchasers to update and configure the accommodation to their own requirements. Outside, there is parking and a garden.

The location offers good access to nearby green spaces, including local parks and recreational areas around the L31 district, suitable for walking and outdoor activities. A range of local amenities, including shops, cafés and everyday services, can be found in nearby Maghull and surrounding neighbourhoods.

Public transport connections are available via nearby railway stations such as Maghull and Maghull North, with regular services towards Liverpool city centre typically taking around 20–25 minutes, and connections onward across the Merseyside rail network. Local bus routes further enhance connectivity to neighbouring areas, schools and shopping facilities.

This property may appeal to families seeking a house they can modernise to suit their needs in a well-regarded part of Liverpool. The EPC rating is F.

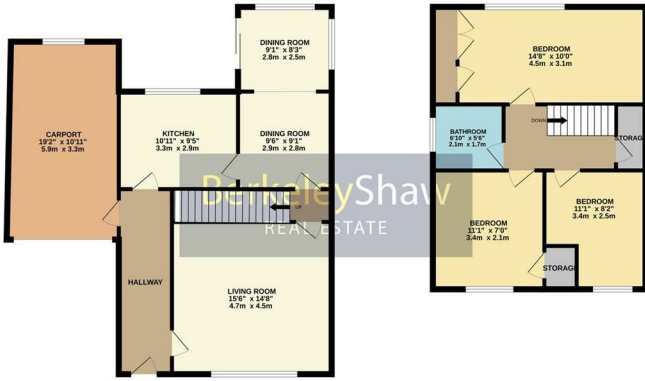


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		24	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

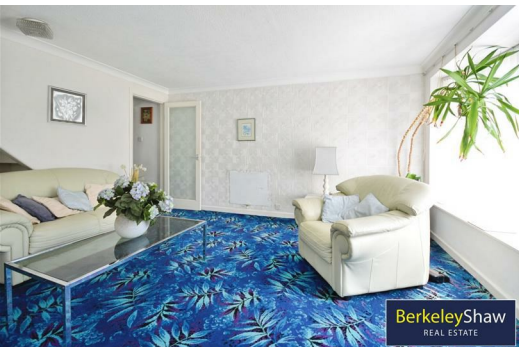
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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

GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.

1ST FLOOR  
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1413 sq.ft. (131.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the Berkeleys Shaw measurements of plans, sections, floor and any other data, the agreement and the responsibility shall be with the purchaser or tenant. This plan is for illustrative purposes only and should be used in conjunction with any other information provided. The actual layout and appearance may vary from the plan and no guarantee as to their accuracy or efficiency can be given. Made with Metaphor (2020)



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