



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

£260,000

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.

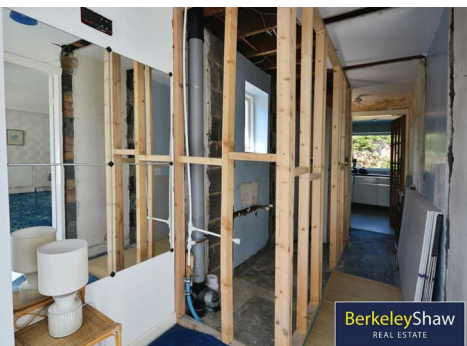
The ground floor provides two reception rooms: a separate reception with large windows allowing in plenty of natural light, and a further open-plan reception with direct access to the garden, creating a flexible space for everyday living and entertaining. The kitchen benefits from natural light and includes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

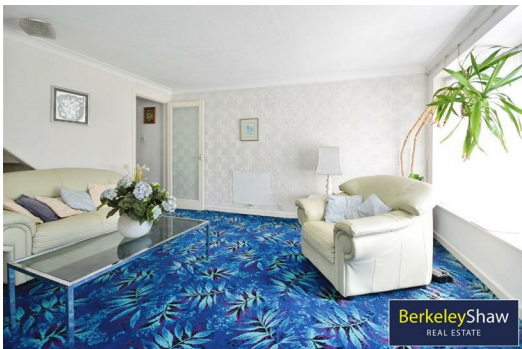
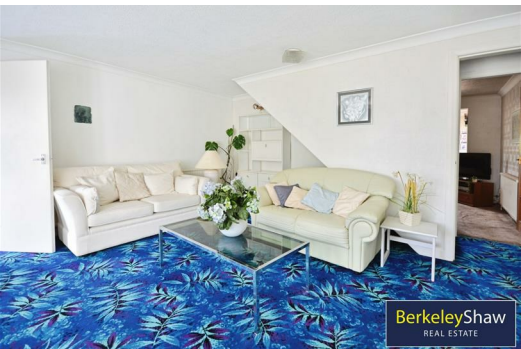
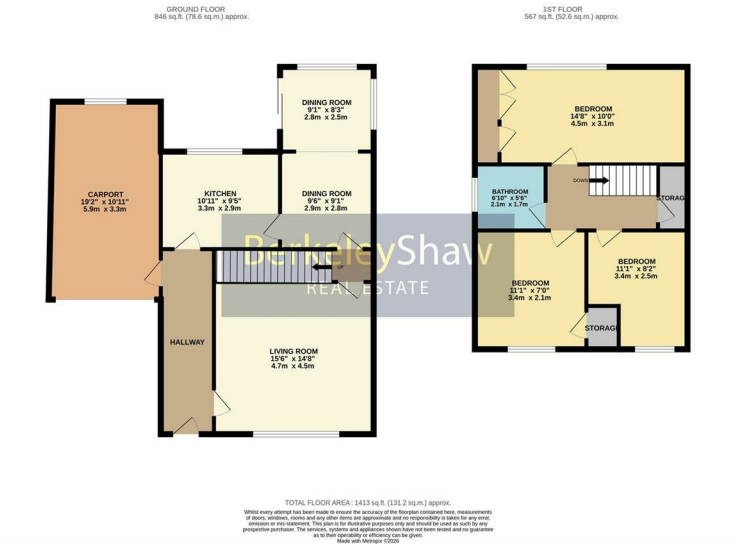
This property may appeal to families seeking a house they can modernise to suit their needs in a well-regarded part of Liverpool. The EPC rating is F.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (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                     |         | 82        |
| England & Wales                             |         | 24        |

| 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 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |



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