



**BerkeleyShaw**  
REAL ESTATE

## Melling Lane, Liverpool, L31 3HT

### Offers Over £550,000

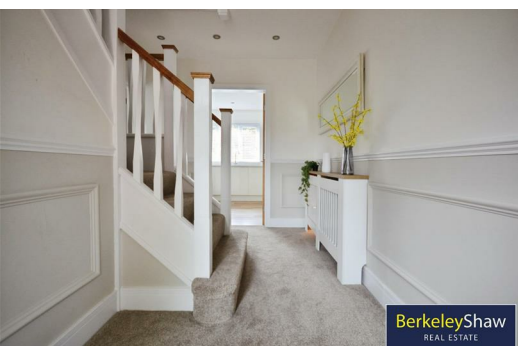
This immaculate four-bedroom detached house is offered **\*\*for sale\*\*** in a sought-after residential area of Liverpool, within easy reach of local amenities, reputable schools and attractive walking routes.

The ground floor features two reception rooms, one with large windows and a fireplace, creating a bright and comfortable living area. The second reception room provides additional flexible space with access to the utility room. The open-plan kitchen benefits from excellent natural light, dedicated dining space and direct access to the garden, making it well suited to everyday family life and entertaining.

Upstairs, the master bedroom includes an en-suite, complemented by three further double bedrooms. The family bathroom is fitted with a rain shower, heated towel rail and LED strip lighting, while the additional en-suite also features LED strip lighting. The property has an EPC rating of C and falls within Council Tax band F. Externally, there is a garden and a double garage, providing storage and parking.

The location offers convenient access to nearby schools and local amenities, including shops and everyday services in the surrounding L31 area. There are established walking routes and green spaces nearby, including local parks within a short drive.

Public transport links are accessible, with rail services from Maghull and Maghull North stations providing routes towards Liverpool city centre and Ormskirk. Journey times into central Liverpool are typically around 20-25 minutes by train, making this property suitable for those who require commuter connections while wanting a residential setting.




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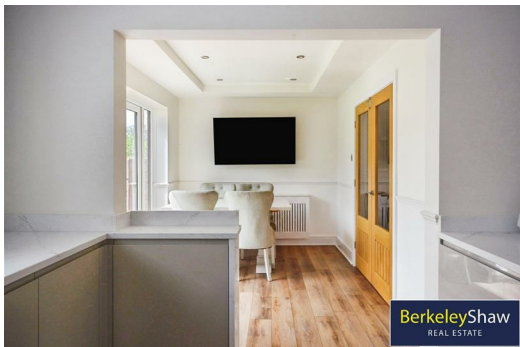
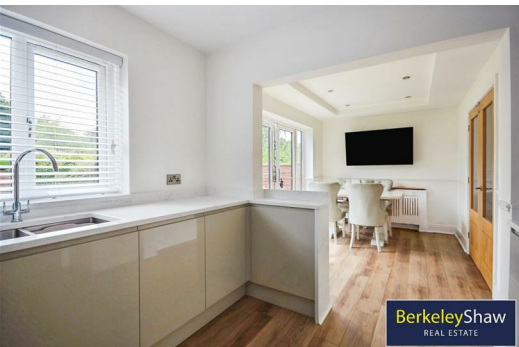
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	81
England & Wales		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 	



TOTAL FLOOR AREA: 1327 sq.ft. (123.2 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the information contained herein, the undersigned, its agents, licensors, vendors and any other third parties are not responsible for any errors, omissions or misstatements. 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 can be given as to their operation or efficiency at the time.  
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