BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

45 Sunnymede Drive, Liverpool, L31 2NR

£1,700 Per Month

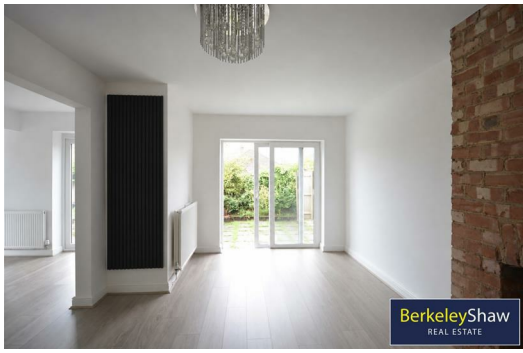
To let: a four-bedroom semi-detached house situated in Liverpool, offering well-presented accommodation arranged over two floors.

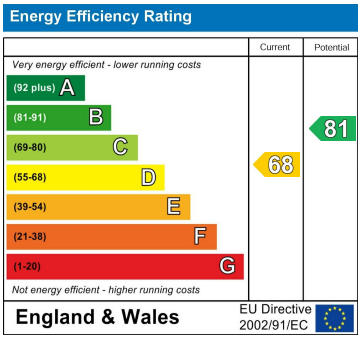
The property comprises one reception room, providing a defined living space suitable for both seating and dining arrangements, and one beautifully presented open-plan kitchen with island and dining room. There are four bedrooms in total, including one bedroom with its own ensuite, in addition to a separate family bathroom, giving two bathrooms overall. The home has an EPC rating of D and falls within Council Tax Band D. The property also boasts a garage.

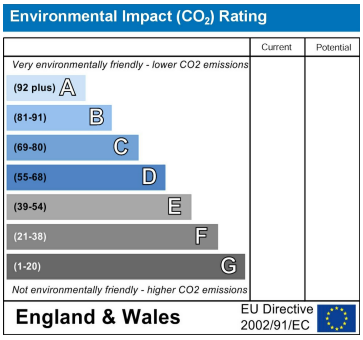
Located in Liverpool, residents benefit from access to a broad range of local amenities. Nearby Maghull and Aintree provide supermarkets, local shops, and a selection of cafés and eateries, while local parks and green spaces around the L31 area offer opportunities for walking and outdoor recreation.

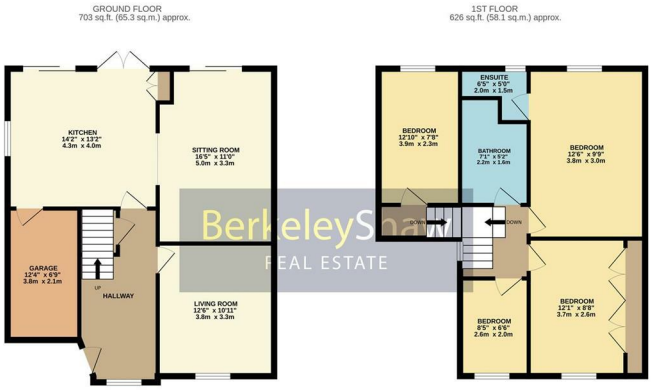
Public transport options are accessible, with Maghull and Maghull North railway stations within driving distance, offering regular services into Liverpool city centre in around 20–25 minutes, as well as connections towards Ormskirk. Bus routes from the local area provide further links to surrounding neighbourhoods and key destinations, including central Liverpool and nearby retail facilities such as Aintree Retail Park.

The property's position within Liverpool places it within reach of a choice of primary and secondary schools in the wider L31 locality, along with healthcare facilities and community services. Road connections via the A59

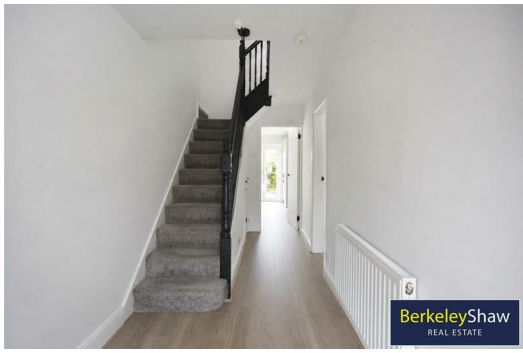








TOTAL FLOOR AREA : 1329 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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