BerkeleyShaw
REAL ESTATE

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

2 Liddell Avenue, Sefton, L31 1BT

Offers In Excess Of £240,000

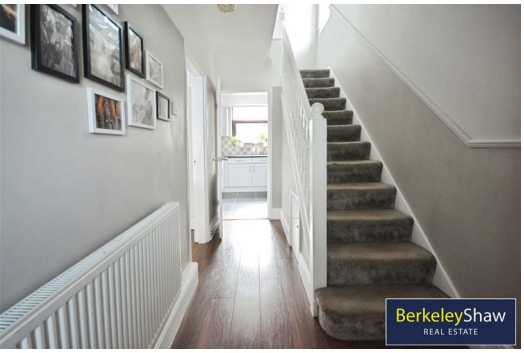
Berkeley Shaw present a well-presented three-bedroom semi-detached house in the popular village of Melling.

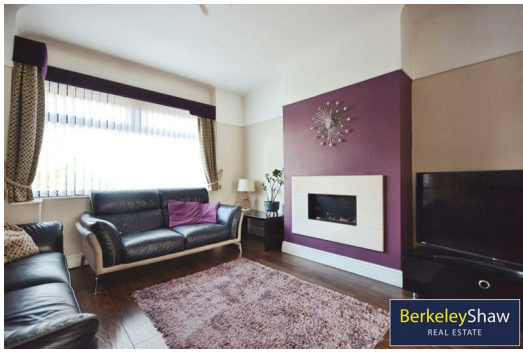
The property offers a through living room providing two defined reception areas, with a feature fireplace and direct access to the rear garden, making it ideal for everyday family use and entertaining. Décor is modern and neutral throughout, with wood-effect flooring in the main living spaces and good natural light from large windows and patio doors.

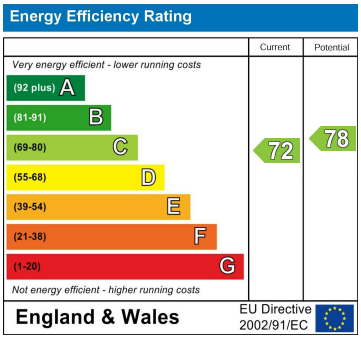
The fitted kitchen is arranged in a practical layout with ample wall and base units, worktop space and integrated cooking facilities. Upstairs are three bedrooms, each with space for freestanding furniture. The bathroom is finished in contemporary tiling with a white suite, vanity storage and shower over the bath.

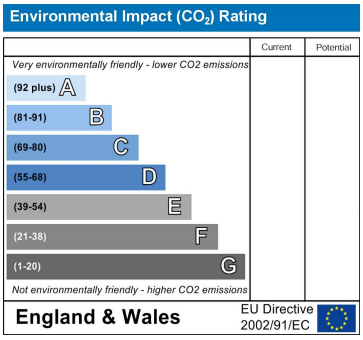
Outside, the house enjoys a block-paved frontage providing off-road parking, leading to a carport and single garage. The rear garden offers a lawned area and patio, providing a pleasant, enclosed space for sitting out and family use.

Melling is well placed for local amenities, with Maghull Square a short drive away for supermarkets, shops and cafés. Nearby green spaces include Jubilee Wood and the Leeds–Liverpool Canal towpath, offering attractive walking routes. Families benefit from several primary and secondary schools in the wider Maghull and Aintree area.






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
78
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.
1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.
GARAGE
25'3" x 9'2"
7.7m x 2.8m
BEDROOM
11'3" x 10'6"
3.4m x 3.2m
BATHROOM
6'6" x 5'5"
2.0m x 1.7m
DOWN
STORAGE
BEDROOM
13'2" x 10'9"
4.0m x 3.3m
STORAGE
BEDROOM
7'2" x 7'2"
2.2m x 2.2m
DINING ROOM
9'3" x 8'11"
2.8m x 2.7m
KITCHEN
8'11" x 8'3"
2.7m x 2.5m
LIVING ROOM
12'10" x 11'11"
3.9m x 3.6m
HALLWAY
UP
CARPORT
13'9" x 8'9"
4.2m x 2.7m
PORCH
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TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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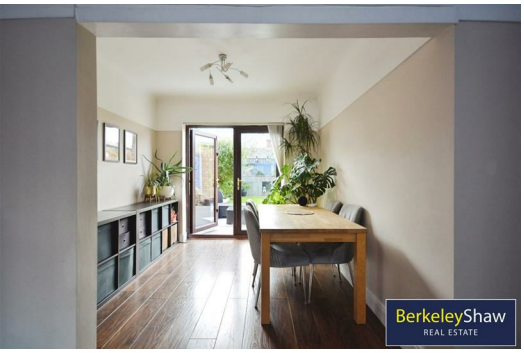
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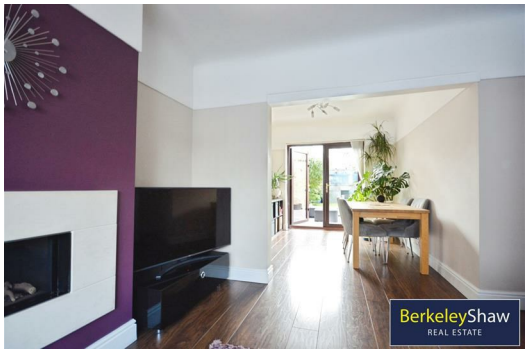
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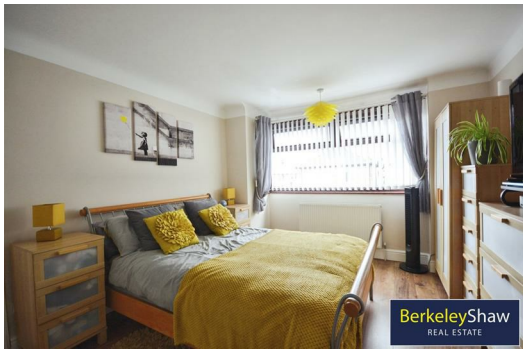
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