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

101 Waddicar Lane, Liverpool, L31 1DN

Offers Over £220,000

This three-bedroom end of terrace house is **for sale** in the Waddicar area of L31, offering well-presented accommodation in an area known for its public transport links, nearby schools and local amenities.

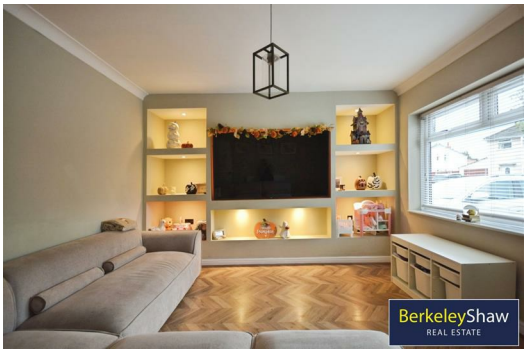
The ground floor includes a reception room with large windows, built-in storage and a fitted media wall, providing a practical living space. A separate reception room with a dining area offers flexibility for family use. The kitchen benefits from good natural light and has direct access to the garden. There is also a downstairs bathroom with a heated towel rail. A porch provides a useful entrance area.

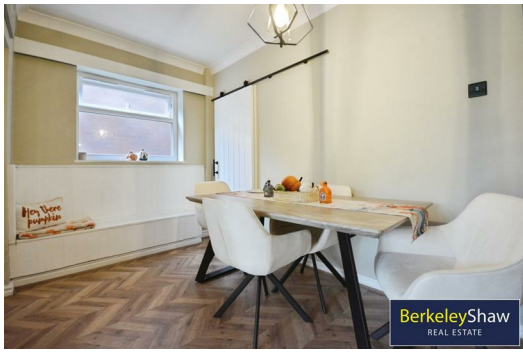
Upstairs, the property offers a master bedroom, a further double bedroom and a single bedroom, making it suitable for families requiring three bedrooms. The rear garden provides outdoor space for recreation and relaxation. The property has an EPC rating of C.

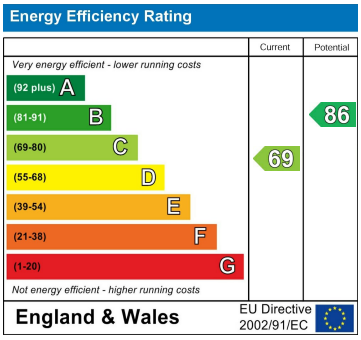
Waddicar Lane is well placed for access to Maghull and Aintree, where you will find supermarkets, local shops and cafés. There are several schools within a short drive, making the location convenient for families.

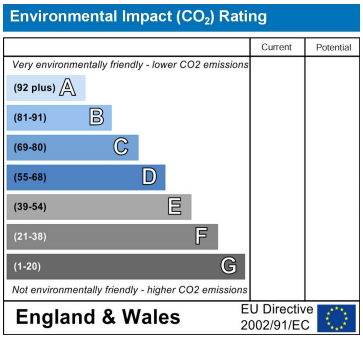
Public transport links are strong, with Maghull and Maghull North stations both accessible by a short drive or bus journey, offering services towards Liverpool city centre in around 20–25 minutes and to Ormskirk in approximately 15 minutes. Road links via the A59 and M57 provide straightforward access to central Liverpool and the wider region.

This property will appeal to families seeking a three-bedroom house for sale in a convenient Liverpool location with amenities and transport links close by.






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
69
86
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
1ST FLOOR
KITCHEN
12'6" x 7'9"
3.8m x 2.4m
BATHROOM
RECEPTION ROOM
12'4" x 7'0"
3.8m x 2.1m
LIVING ROOM
12'6" x 12'4"
3.8m x 3.8m
PORCH
BEDROOM
9'9" x 7'1"
3.0m x 2.2m
BEDROOM
13'5" x 10'0"
4.1m x 3.0m
DOWN
UP
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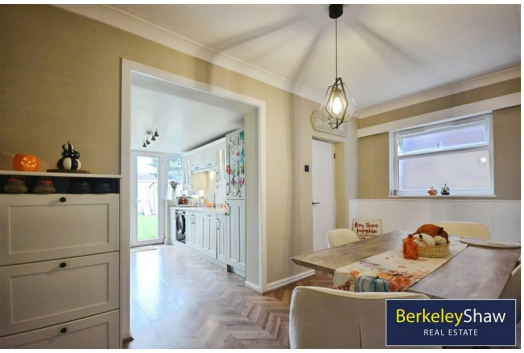
TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.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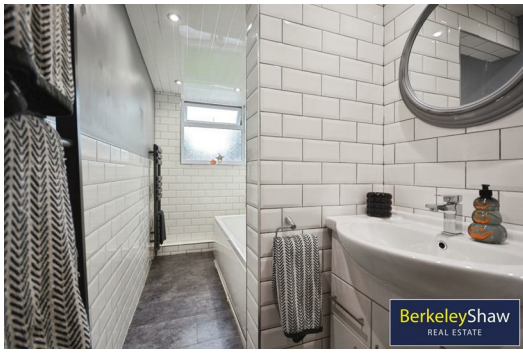
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